



TO LET

Basement, Ground and First Floor
12 Hamilton Terrace • Leamington Spa
CV32 4LY

- Refurbished offices in highly regarded Town Centre location.
- Available Immediately.
- Set within an impressive Period terrace.
- Nearby occupiers include solicitors, dentist, Citizen Advice and close to Police Station and Warwickshire Justice Centre.
- Private parking.
- Accommodation Available:

545 - 1,563 sq ft (50.63 - 145.21 sqm)
Rent Available Upon Request



Location

Hamilton Terrace comprises an attractive terrace of period properties which have been converted to commercial uses and are set behind a service road leading off Holly Walk. A one-way road system leads from Parade via Regent Grove into Holly Walk and connects again onto Parade.

The area provides a mix of converted period properties together with some purpose-built larger offices. On Regent Grove, there are a number of retail outlets including Presto Music, together with restaurants and high quality apartments forming part of Regent Court Shopping Development.

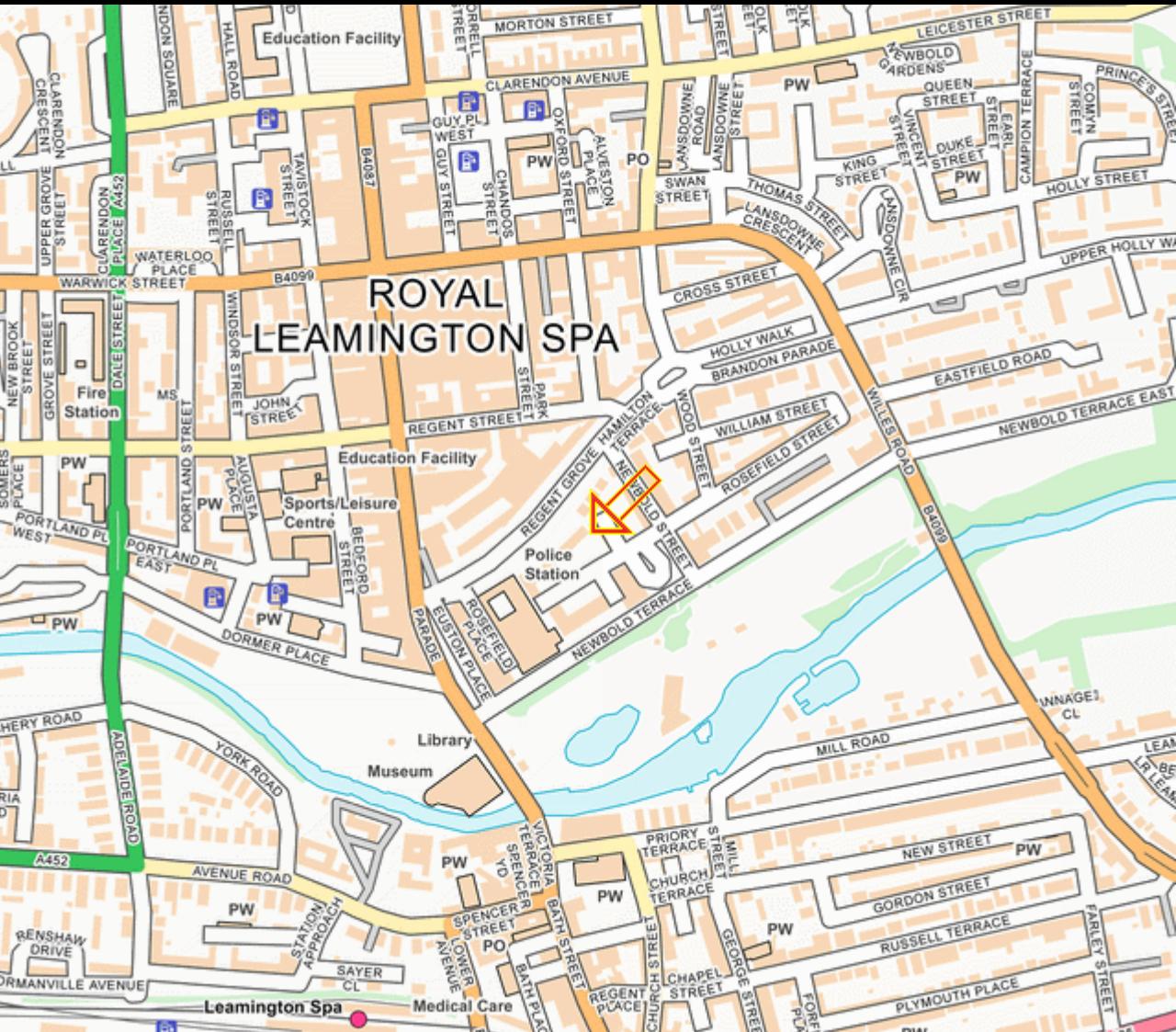
There is ample on street "Pay & Display" parking in the area which is supplemented by a Local Authority surface level 'Pay & Display' car park just off Newbold Street, which is 150 metres from the subject property. There are also some free unrestricted spaces at the eastern end of Regent Grove / Holly Walk.

As well as being a highly regarded Business Quarter of the town, Hamilton Terrace is a short walk from Parade, the prime shopping area, and Regent Court which has various bars and restaurants.

Description

Specification Includes:

- Basement, ground and first floor available in mid terrace, Grade II Listed, property.
- Lower ground floor can be rented independently and will have its own allocated access.
- Units are currently undergoing refurbishment.
- Private parking to the rear.
- LED lighting.
- Neutrally decorated.
- Carpet tile floor coverings.
- Perimeter trunking.





Accommodation	Sq Ft	Sq M
Lower Ground Floor 3 Offices 2 Stores	545	50.63
Ground Floor 2 Offices Disabled WC Mezzanine Kitchen	519	48.22
First Floor 2 Interconnected Offices Landing with built in store cupboards leading off	499	46.36
TOTAL	1563	145.21

Services

We understand that all mains services are connected to the property with central heating via the gas fired combination boiler. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (General Office Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Available upon request.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Price

Terms available upon request.

EPC

109E - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

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