

First Floor, 1 Saltisford

Leasehold
Office Accommodation

Ansell Way, Warwick, CV34 4UL

10,158 Sq Ft (943.70 Sq M)



To Let | £19.50 per sq ft



Amenities



Raised
Access Floors



Suspended
Ceilings



Air
Conditioning



Open Plan



Onsite Car
Parking



Motorway

1 Saltisford

10,158 Sq Ft (943.70 Sq M)

Description

The property comprises a two-storey modern office building. It has traditional brick elevations under a series of pitched tiled roofs.

Internally, the first-floor accommodation is accessed from a ground floor entrance reception, with access to the first floor via both a passenger lift and stairwell.

The subject accommodation is configured in an open plan format, and has been partitioned to provide various meeting rooms/director's offices and a kitchen/staff breakout area.

The specification includes the following:

- Carpeted floors
- Raised access floor with floor boxes
- Suspended ceilings with inset LED lighting
- Air conditioning system
- Open plan layout
- Externally there are 17 on site car parking spaces

Location

Saltisford Business Park is less than 1km away from Warwick town centre (a circa 10 minute walk), with the estate just off the A425. This location provides easy access to the Warwick Bypass (A46) and in turn the M40 (Junction 15) and wider national motorway network. Public transport links are close by, with the property close to Warwick Parkway (1.5 miles) and Warwick (0.9 miles) railway stations.

Accommodation

Description	Sq Ft	Sq M
First Floor	10,158	943.70

Measured on an IPMS 3 basis.

Locations

Coventry: 12 miles

Birmingham: 27 miles

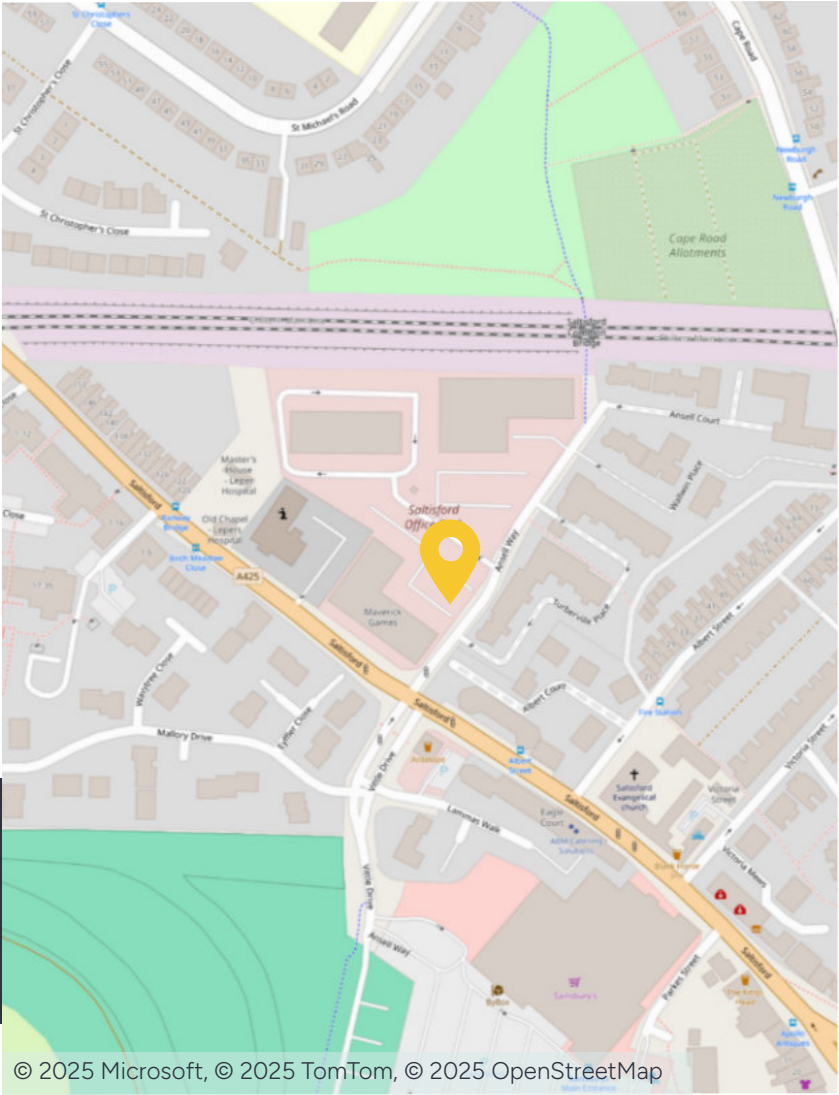
Leamington Spa: 3.3 miles

Nearest station

Warwick: 0.9 miles

Nearest airport

Birmingham International: 16.2 miles



Further information

Rent

£198,000 per annum exclusive (£19.50 per sq ft).
Subject to Contract.

Lease Terms

The accommodation is available to let on terms to be agreed. The lease will be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

The landlord will undertake the cleaning of the office space.

Business Rates

The occupier will be responsible for paying business rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C.

Service Charge

A service charge is payable in respect of the upkeep of the common parts. This figure is anticipated to be £8.66 per sq ft equating to £88,000 per year and includes utilities and cleaning.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting. The furniture is included.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

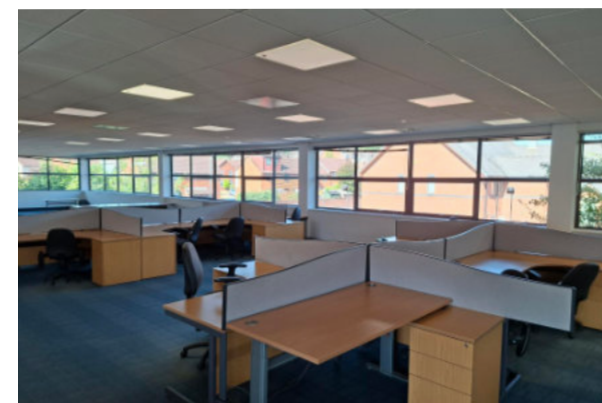
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves

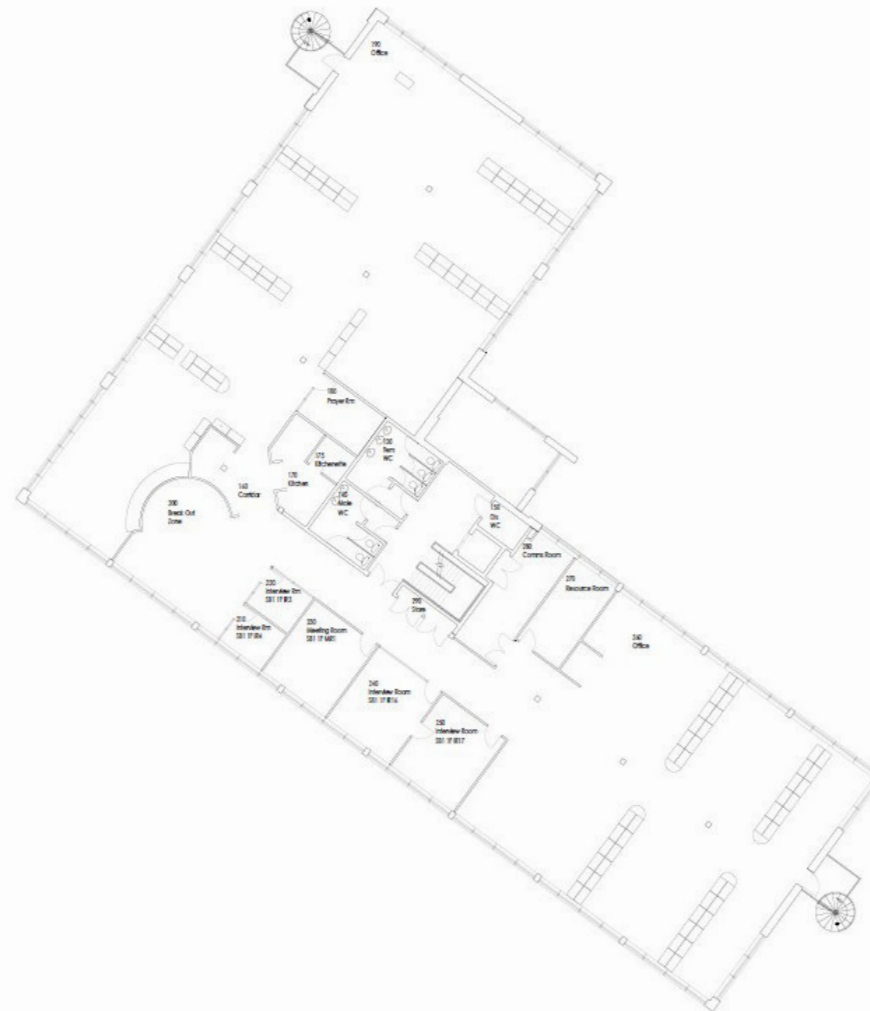
independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Floorplan



Building 1
Saltisford Building 1
First Floor

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

0121 561 7885

charles.warrack@fishergerman.co.uk



James Allison

0121 827 6672

james.allison@fishergerman.co.uk

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Particulars dated September 2026. Photographs dated January 2026.



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