

# TO LET

## Warwick House

Station Road • Kenilworth  
CV8 1JF

- 1<sup>st</sup> Floor Office Accommodation
- Excellent Town Centre Location adjacent to Talisman Shopping Centre and Waitrose Food Store.
- Available Immediately on new lease
- Pay and display parking available adjacent at Abbey end Car Park
- Accommodation Available:

**2,048 sq ft (189.5 sqm)**

**Rent: £20,000 P.A.X**







## Description

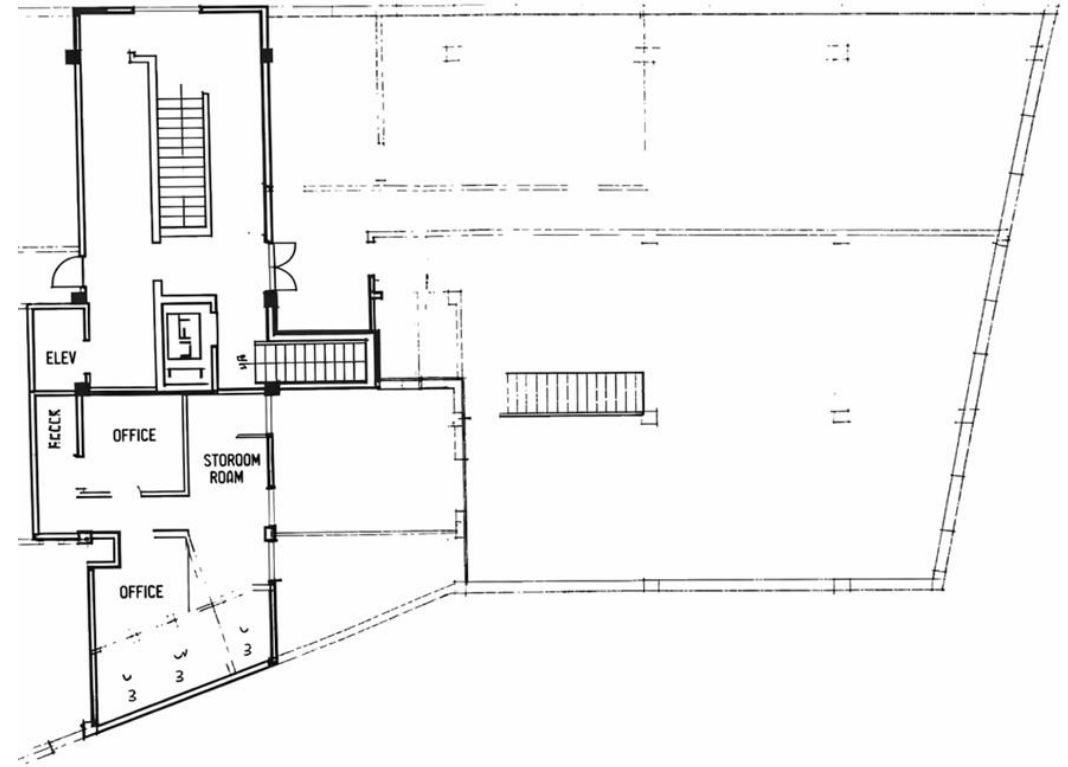
The property comprises part first-floor offices within Warwick House, an attractive four-storey mixed-use building prominently positioned on Station Road. Access is taken directly from the Station Road elevation, via a secure entrance located between the shopfronts of Undo and Gentry Men's Hair Salon. This leads into a well-presented shared ground-floor foyer, where both lift access and a central staircase provide convenient circulation to the upper floors.

The office suite offers a largely open and flexible floorplate, currently arranged with a number of sub-divisions created by a previous occupier. The accommodation benefits from a suspended ceiling incorporating modern LED lighting, neutral décor and commercial-grade carpeting throughout, creating a clean and professional working environment suitable for a range of office users.

Supporting facilities include two dedicated WC's and provision for a teapoint, allowing occupiers to configure the space to suit their operational needs. The layout lends itself well to open-plan working, private offices, meeting rooms or a combination of all three, depending on the requirements of the incoming tenant.

Although the suite does not include allocated parking, Abbey End pay-and-display car park is situated immediately adjacent, providing convenient short-stay and day-rate parking options for staff and visitors. Additional public parking is available elsewhere within the town centre, all within easy walking distance.

Overall, the property offers practical, well-specified office accommodation in a highly accessible town-centre location, supported by strong local amenities and excellent transport links.



Accommodation	Sq Ft	Sq M
1 <sup>st</sup> Floor Offices	2048	189.5 sqm



### Services

We understand that mains electricity, water and drainage are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Heating and colling will be via air conditioning.

### Planning

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

### Business Rates

Rateable Value: £24,500 (2026 List)  
Rates Payable: £10,584 per annum

### Service Charge

A service charge will be levied to contribute towards the upkeep and maintenance of the external and common areas. Amount TBC

### EPC

D91 - A copy can be made available upon request.

### Tenure

The offices are available on a new effective full repairing and insuring lease by virtue of a service charge for a term to be agreed.

### Rent

The offices are available at a rent of **£20,000 per annum** exclusive of Business Rates, VAT and all other outgoings.

The property is elected for VAT purposes.

### Legal Costs

Each Party will meet their own legal and professional costs.

### 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.

### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS  
T 01926 430700 • M 07736 809963  
E [jon@wareing.co](mailto:jon@wareing.co)



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