

To Let

Marlborough House

48 Holly Walk • Leamington Spa • CV32 4HY

- Modern 1st Floor Offices set Within Iconic Town Centre Office Building
- Available Immediately
- Great Town Centre Location
- Within Close proximity of Leamington Station
- On site Parking
- Accommodation Available:

1,884 Sq Ft (175.03 sqm) -
4,084 (279.41 sqm)

Rent £33,912 - £65,344 pax



Location

The property is situated on Holly Walk, which is widely regarded as the Town's Central Business District, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch) and other local amenities

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire. It is popular amongst Gaming companies and other employers who can benefit from the town's links to Warwick University and their Graduates

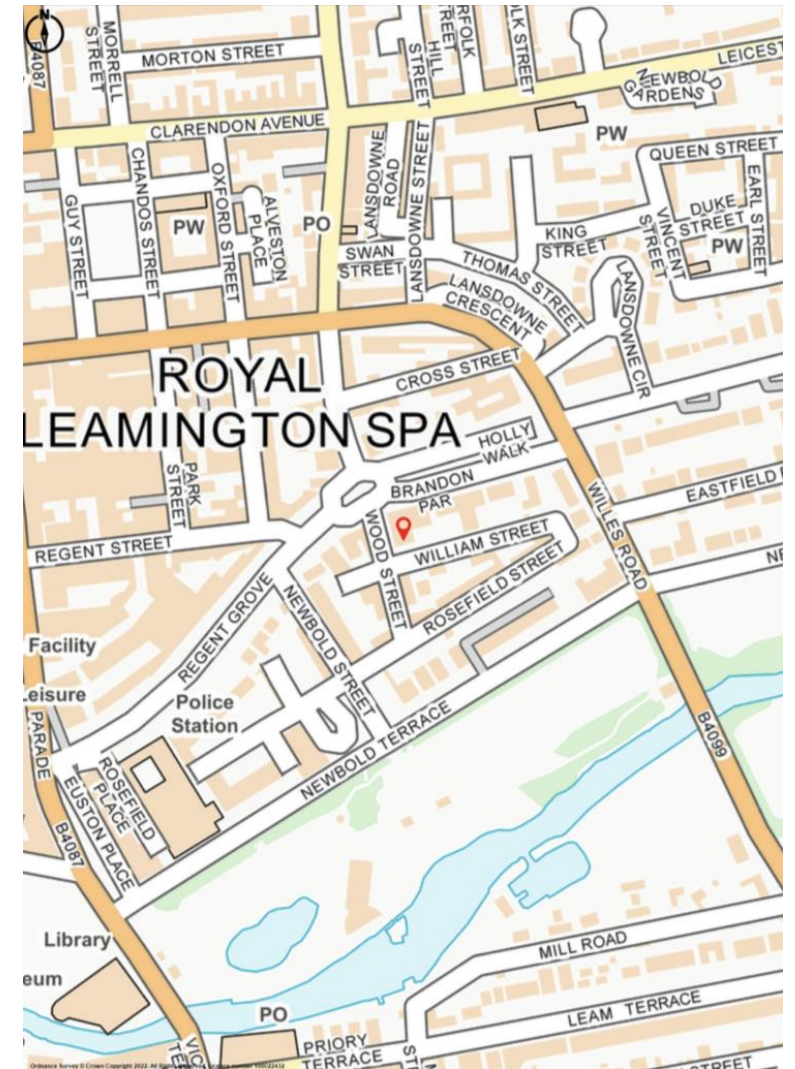
The town is only 5 miles from Junction 13 & 14 of the M40 Motorway and is situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

Furthermore, the building is only a ten-minute walk from Leamington Station, providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 Mins)

Description

The property itself comprises:

- Grade A, Open Plan Office Accommodation
- Suspended Ceiling with Recessed LED Panel Lighting
- Perimeter Trunking.
- Communal Ladies, Gents and DDA Compliant WC facilities
- Passenger Lift
- On Site Parking for up to 4 Cars. Plus Pay and Display on road Parking Outside.





Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Rear First	1,884	175.03
Front First	2,200	204.98
TOTAL	4,084	379.41

Services

We understand that mains services are connected to the site 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.

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

Rateable Value: £12.86 psf
Rates Payable: £6.30 psf

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance. This is thought to be in the region of £5psf excl.

Tenure

The property is available by way of either assignment of the existing lease at a rent of £65,344 per annum, excl. held on effective full repairing and insuring basis for a term expiry.

Alternatively, the property can be taken as a whole or part on a new lease, terms of which are to be negotiated.

Please note that all figures quoted are exclusive of VAT which is applicable.

EPC

D76 - 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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