



Wareing & Company
Commercial Property Experts

TO LET

First Floor Office
accommodation
with generous
parking
provision.



1,025 sq ft (95.2m²)
Rent **£12,000 p.a.**



Property Highlights

- » Available immediately on a new lease.
 - » Generous parking provision of 4 spaces.
 - » Suitable for a wide range of Class E Occupiers.
 - » Former gaming company premises.
 - » Utilities to be recharged.
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Location

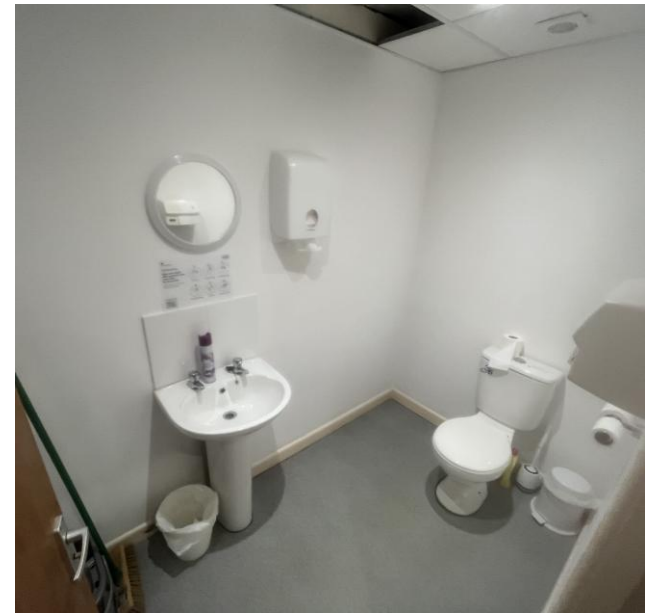
10 Wharf Centre occupies a prominent position on Wharf Road, just east of Warwick town centre and moments from St Nicholas Park, with Warwick Station less than a five-minute drive. Surrounding amenities include cafés, retail outlets, and riverside green space, creating a balanced environment for business and leisure.

This central position makes the building suitable for a wide range of Class E occupiers.

Warwick benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.





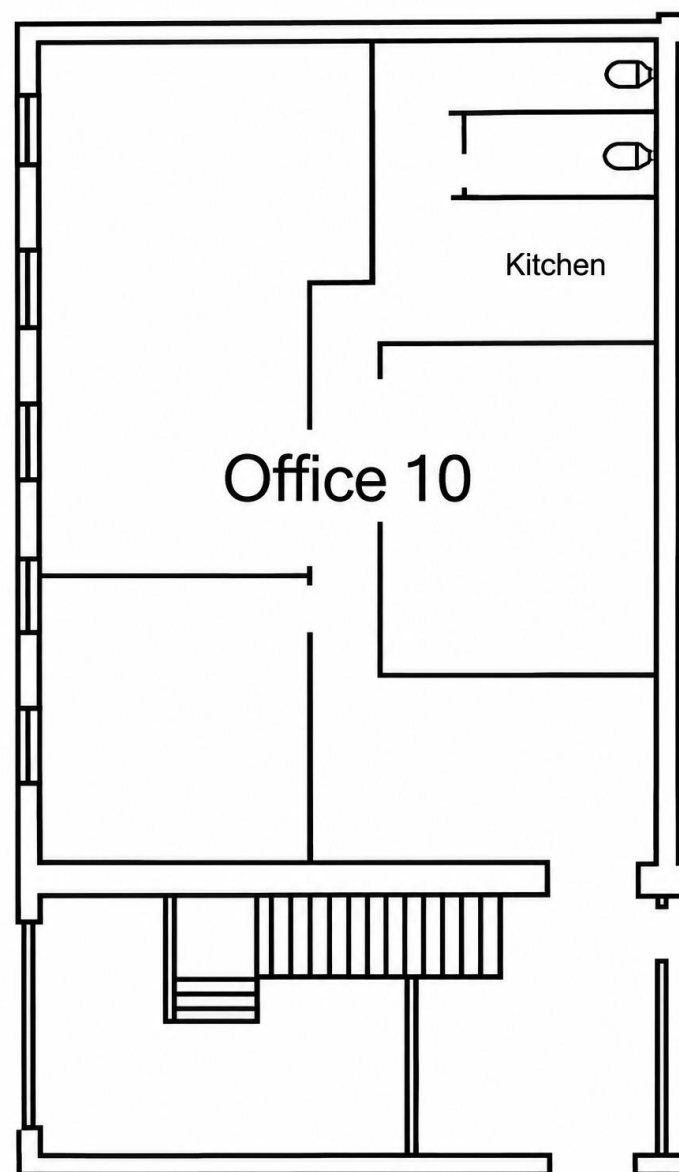
Accommodation

Space	sq ft	sq m
Office 1	171	15.93
Office 2	393	36.51
Former server room	106	9.84
Kitchen	47	4.34
Reception / Entrance	308	28.6

Description

The building comprises of:

- Gas fired heating
 - LED tube lighting
 - 1x WC
 - Carpet tile coverings
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Services

We understand that all mains services 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.

Planning

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

EPC

D100 – a copy is available upon request.

Business Rates

Rateable Value: £5,500

Rates Payable: £2,376

Subject to status interested parties should be eligible for Small Business Rates Relief.

Service Charge

Tenants will be recharged utilities by virtue of Service Charge.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £12,000 per annum exclusive of Business rates and all other outgoings.

The property is NOT 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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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