Wareing & Company
Commercial Property Experts

TO LET

Self-contained first floor office accommodation with parking.



St George's House, Cape Road, Warwick, CV34 5DJ

1,986 sq ft (184.46 sqm)
Rent £19,860 pax

Property Highlights

» Self contained first floor office accommodation.

» Large open plan office plus individual partitioned offices/meeting room, WC's and kitchen facility.

» On site parking plus free unrestricted on street facilities.

» Excellent location close to A46 and Warwick Hospital.

» Available immediately on new lease.



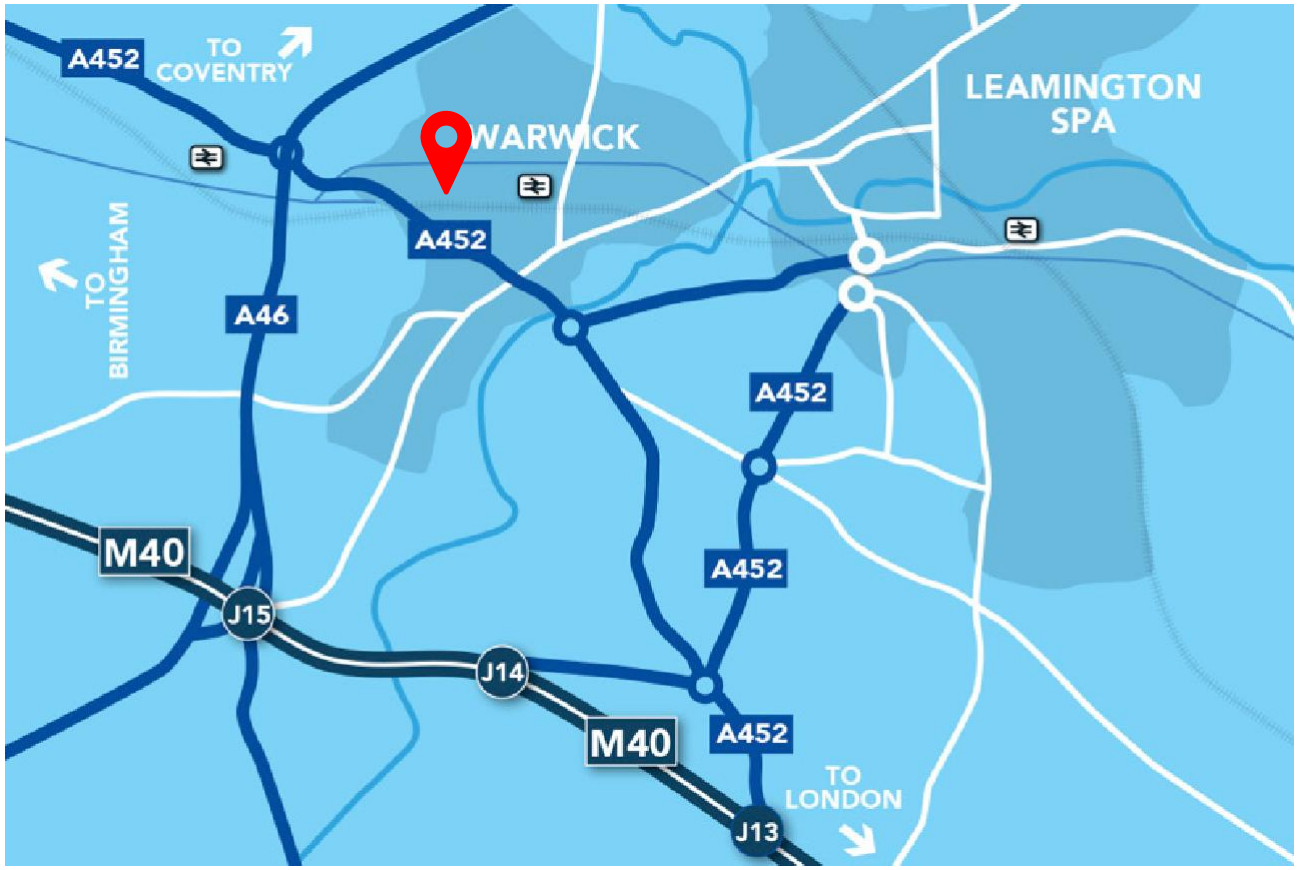
Location

The property is situated on Cape Road, to the north-west of Warwick town centre, between Wedgnock Lane and Priory Road.

The location benefits from excellent road connectivity, with convenient access to the A46 Warwick Bypass and Junction 15 of the M40 motorway, providing links to the wider regional and national motorway network, including Birmingham, Oxford and London. The A46 also provides access towards Coventry and Stratford-upon-Avon.

Warwick offers a range of established retail, leisure and local amenities within the town centre. The property is also well positioned for public transport, with Warwick railway station and Warwick Parkway station providing rail connections to destinations including Birmingham and London Marylebone.

The immediate surrounding area comprises a mixed commercial and residential environment, including offices, warehouse and industrial premises, alongside established residential accommodation. This combination of accessibility, local amenities and established commercial activity makes the location well suited to a range of business occupiers.









Description

The premises comprise the former office block to the adjacent warehouse. The two elements have now been separated, and each provides self-contained accommodation with private entrances.

The ground floor suite has been let to Warwickshire Police Authority, and the attached basic plan provides an indication as to the current layout of the remaining suite on the first floor which has its own WC and kitchen facilities.

The general specification includes solid floors with carpet tiles, double glazed windows to three sides, suspended ceilings with integral fluorescent lighting and gas fired central heating to radiators.

Outside there will be allocated parking for the building with the potential to accommodate approximately 6-8 cars for the suite (allowing for tandem parking) with further free on street parking directly outside on Cape Road.

Therefore, it may be possible to obtain a variation on this if required.



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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 on 01926 456536.

EPC

74C - A copy can be made available upon request.

Business Rates

Rateable Value: £ 22,500
Rates Payable: £9,720 per annum

Service Charge

TBC

Lease Terms

The property is available on a new full repairing and insuring lease at a rent **£19,860 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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