

To Let / For Sale

SETON HOUSE

Gallows Hill
Warwick
CV34 6DA



20,000 Sq ft (1,858 sq m)
Head Office Premises
Warwick Technology Park
(Suitable for alternative uses,
subject to planning consent)

 Wareing & Company
01926 430700
www.wareingandcompany.co.uk

SETON HOUSE

High quality office accommodation located on the very popular and successful Warwick Technology Park





Modern, detached, 2 storey freehold business park office

Purchase price of: £3,000,000 excl.

Rent: available upon request



Open Plan and
Cellular Office
Accommodation



Executive
Offices and
Meeting Rooms



90 Car
Parking Spaces *



Canteen and
Kitchenette Facility



8 Person
Passenger Lift



Outdoor
Seating Area



6 EV
Charging Points



Prime
Midlands Location

*Parking - Planning previously granted for additional 32 Spaces



Seton House comprises a two storey headquarters style office building made up of four office suites, two on the ground and two on the first floor, either side of a central core with full height atrium.

The Building was constructed in approximately 1990, and is of a steel frame construction with brick external walls, tiled roof and powder coated aluminum windows at ground and first floor level.

The accommodation benefits from natural light to three sides and offers the following:



Full access raised floors with carpet tile covering



Suspended ceilings



Network cabling



Comfort cooling



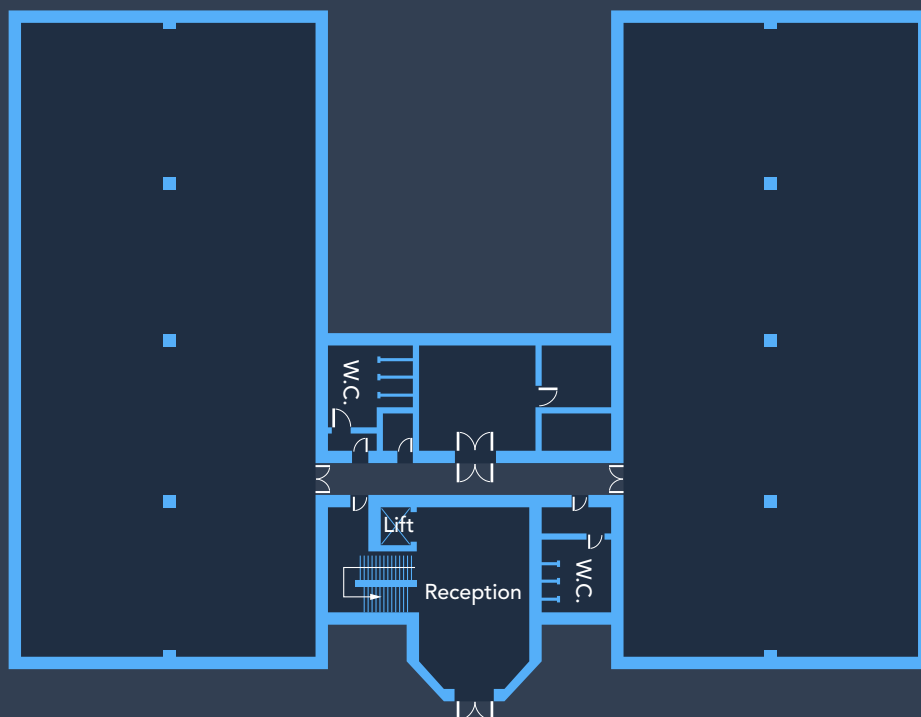
Gas fired central heating



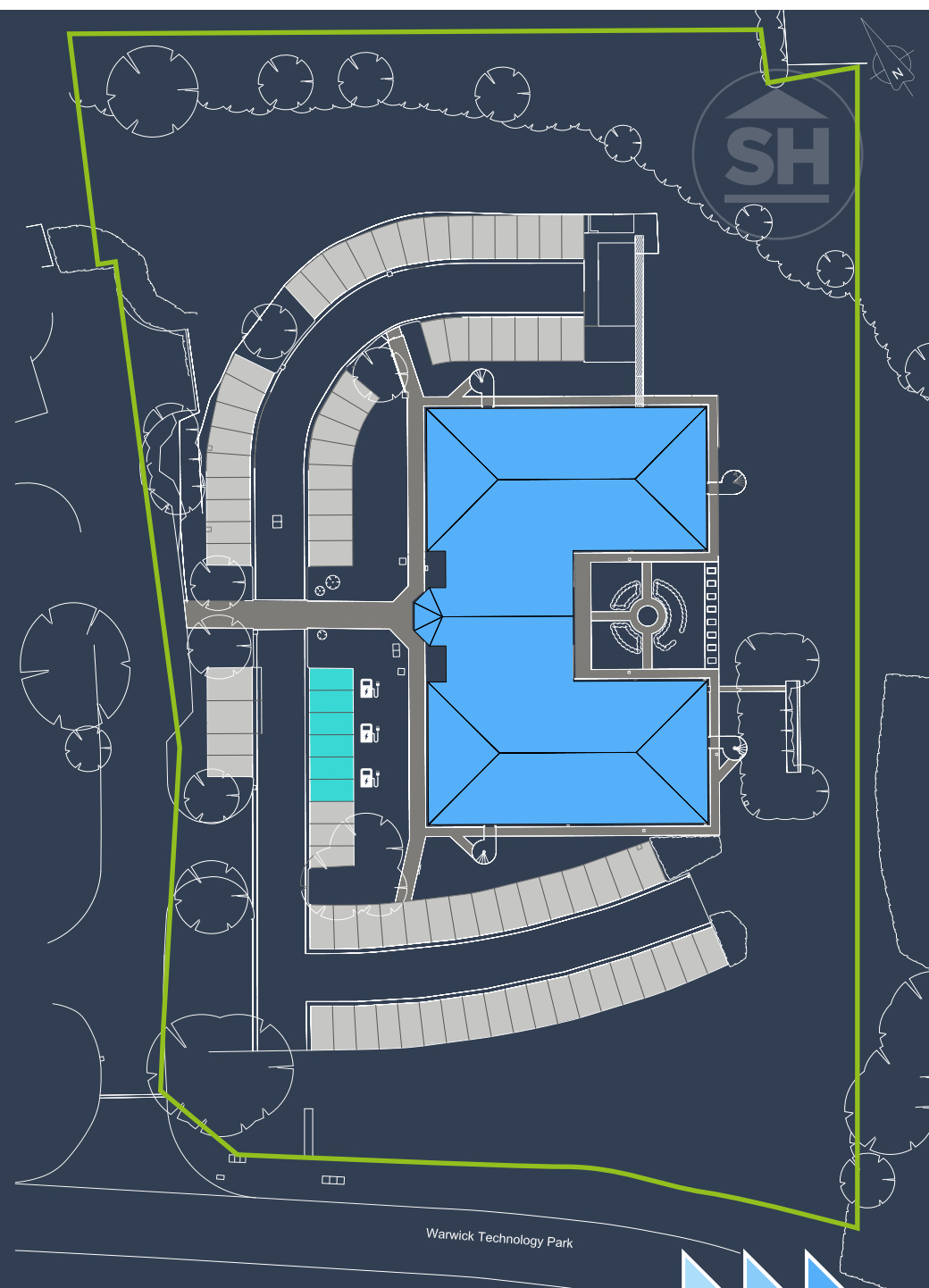
Total floor area

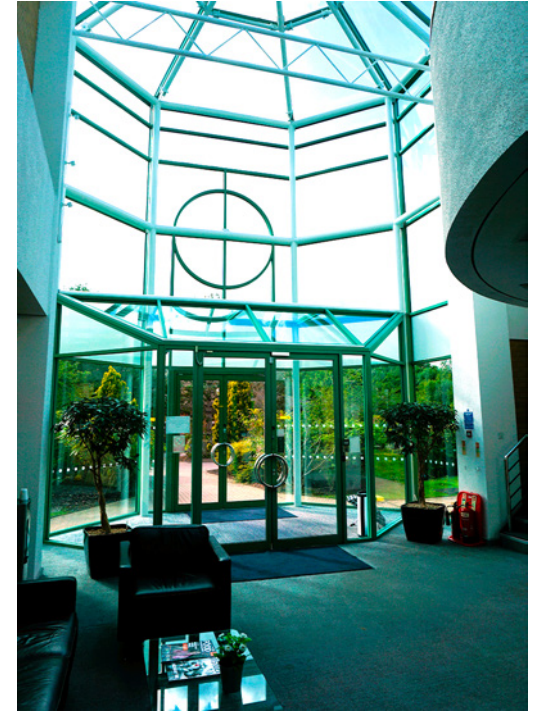
20,000 sq ft**1,858 sq m**

	sq ft	sq m
Ground Floor	10,000	929
First Floor	10,000	929



Ground and First Floor Layout





Seton House is located on the very popular and successful Warwick Technology Park where other occupiers include:

National Grid, Wolseley, Warwickshire Police, University of Warwick Science Park and Central Midlands Co-Operative.

The town centres of Leamington Spa and Warwick are within easy reach as is the M40 motorway just to the south providing access to Banbury and Oxford and thereby the Midlands motorway network. Leamington Spa Railway Station is approximately 1.5 miles away with direct Chiltern line trains to Marylebone (1 hour 15 minutes) and Birmingham Snow Hill (30 minutes).



City Centres

Coventry	12 miles
Birmingham	25 miles
London	95 miles



Stations

Leamington	1.0 mile
Warwick	2.3 miles
Warwick Parkway	4.0 miles
Coventry	15 miles
Birmingham New Street	36 miles



Motorways

M40 Jct 4	5.0 miles
J3A M42	17 miles



Airports

Birmingham (BHX)	20 miles
Heathrow (LHR)	85 miles





PLANNING

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

There has also previously been planning consent granted ref [W/16/1218](#) for a further 32 car parking spaces, albeit the planning consent was not implemented.

SERVICES

We understand that all mains services are connected to the building 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.

Intruder and fire alarm systems are installed.

RATES

Amalgamated Rateable Value: £304,000

Amalgamated Rates Payable: £155,648

N.B. The rating assessments for this building are currently split into 2 demises; ground right wing plus First floor and ground left wing. A copy of these assessments can be made available upon request.

EPC

B-39 - A copy of which can be made available upon request

LEGAL COSTS

Each Party will meet their own legal and professional costs in connection with the transaction.





VIEWING

Strictly by prior arrangement with the sole agents:



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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.

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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