

TO LET

Rear of Oddfellows Hall
6 Clarence Terrace • Leamington Spa
CV32 5LD

- 2 storey self contained office / studio premises (to be refurbished).
- New lighting.
- Air conditioning
- Attractive natural light.
- Direct street frontage.
- Accommodation Available:

1,949 sq ft (181.06 sqm)

Rent: Upon application



Location

The property is located in the heart of Royal Leamington Spa, attached to a 5 storey period building that fronts Warwick Street.

The building is a more modern extension to that property and has previously been used for community and leisure purposes and now is used as offices on the first floor with redundant swimming pool, changing rooms and toilets on the ground floor.

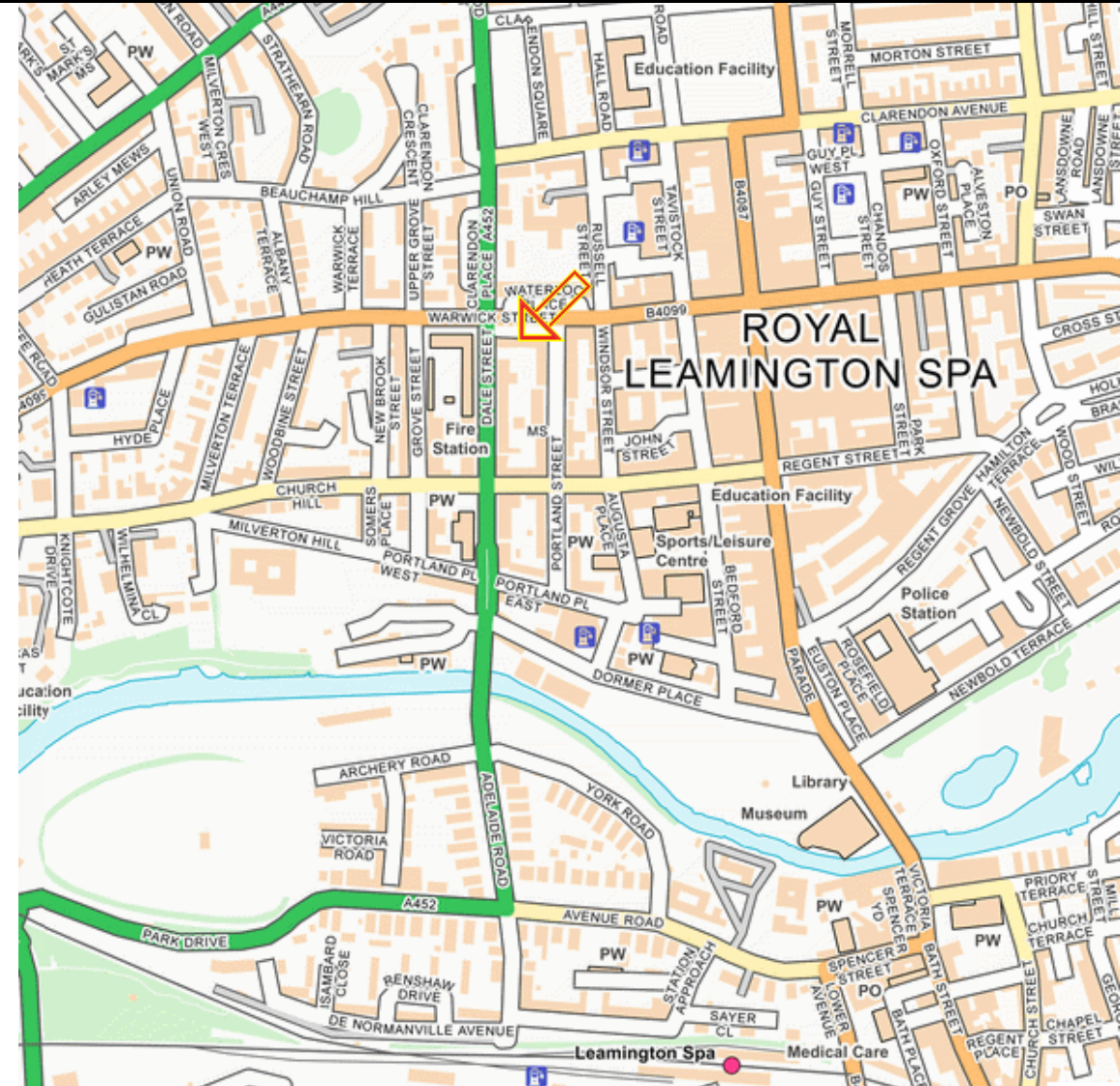
Description

It is intended that the premises will be refurbished in order to create good quality office / studio space on ground and first floor with internal toilet facilities.

On street car parking is permitted within Portland Street, immediately outside the property.

Floor plans of the premises are attached with there being direct pedestrian access from Portland Street.

Accommodation	Sq Ft	Sq M
Ground Floor Currently with swimming pool and changing rooms / toilets, to be refurbished.	1,159	107.67
First Floor Design Studio	790	73.39
Total	1,949	181.06





General Information /Services

The premises are currently heated by means of a communal air conditioning system. The cost of this will be charged via a service charge. Mains drainage water are connected to the property. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Proposed Use

The premises are suitable for office use or alternatively, for medical related or leisure facility.

Business Rates

The property will be separately assessed for Rating purposes as it is currently assessed as part of the whole building.

EPC

B36 (a copy of the EPC can be made available).

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.

Tenure

The premises are available on a new 10 year internal repairing and decorating lease but with a service charge to cover common costs and external repairs and decorations.

Rent

On application.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agent:

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