



# TO LET

## The Old Clink

The Holloway • Warwick • CV34 4SJ

- Well presented offices in character building in the heart of the Town Centre.
- Variety of good sized rooms (some interconnected).
- Character features together with modern interior.
- Accommodation Available:

**2,728 sq ft (253.46 sqm)**

**Rent £45,000 pax**

### Location

The Holloway is a cul-de-sac located off Market Place, Warwick, with pedestrian access also from Theatre Street.

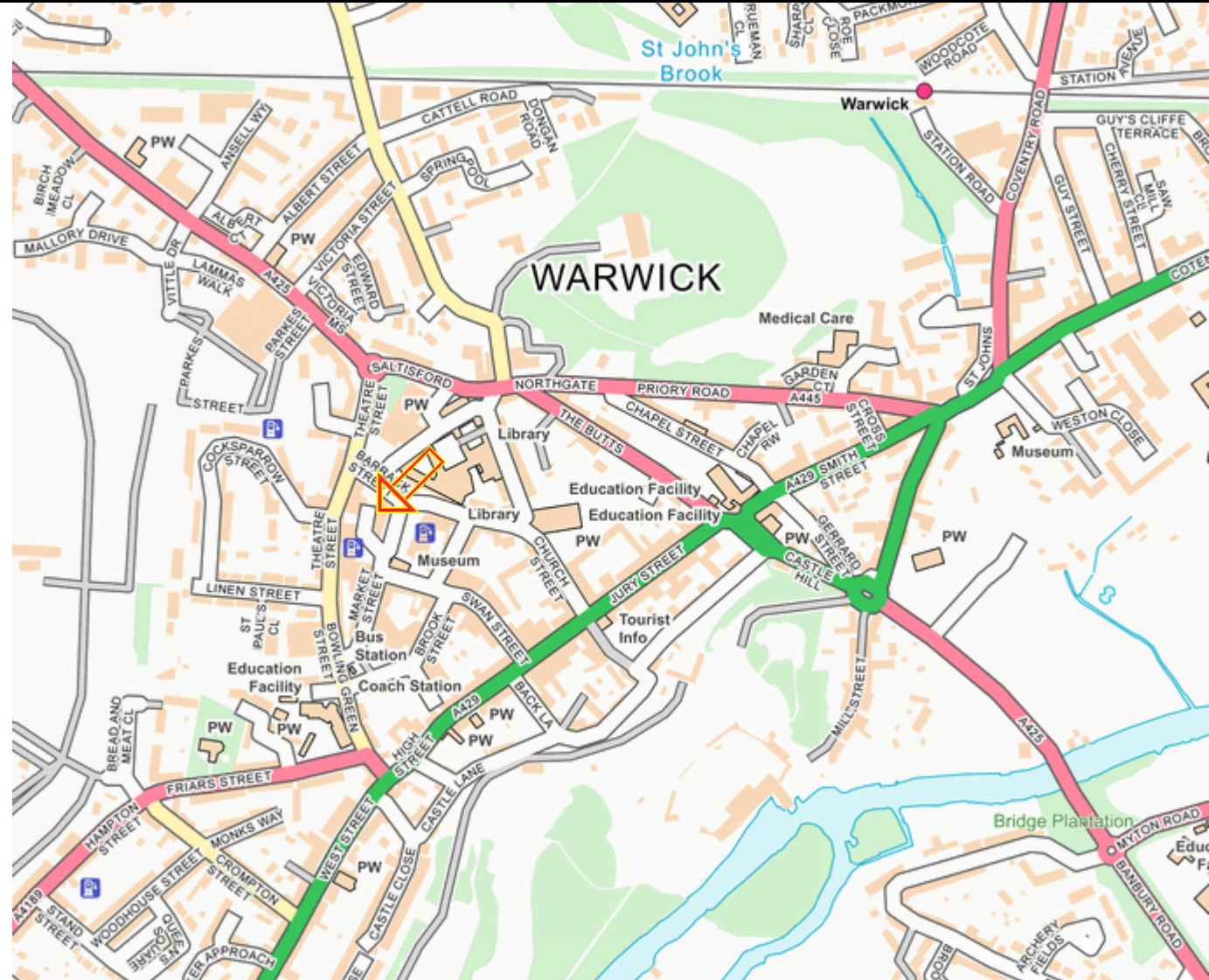
Situated in the heart of the Town Centre, all of the usual retail facilities are close to hand and include Boots, WH Smiths, Costa Coffee, Rose & Crown and Wetherspoons.

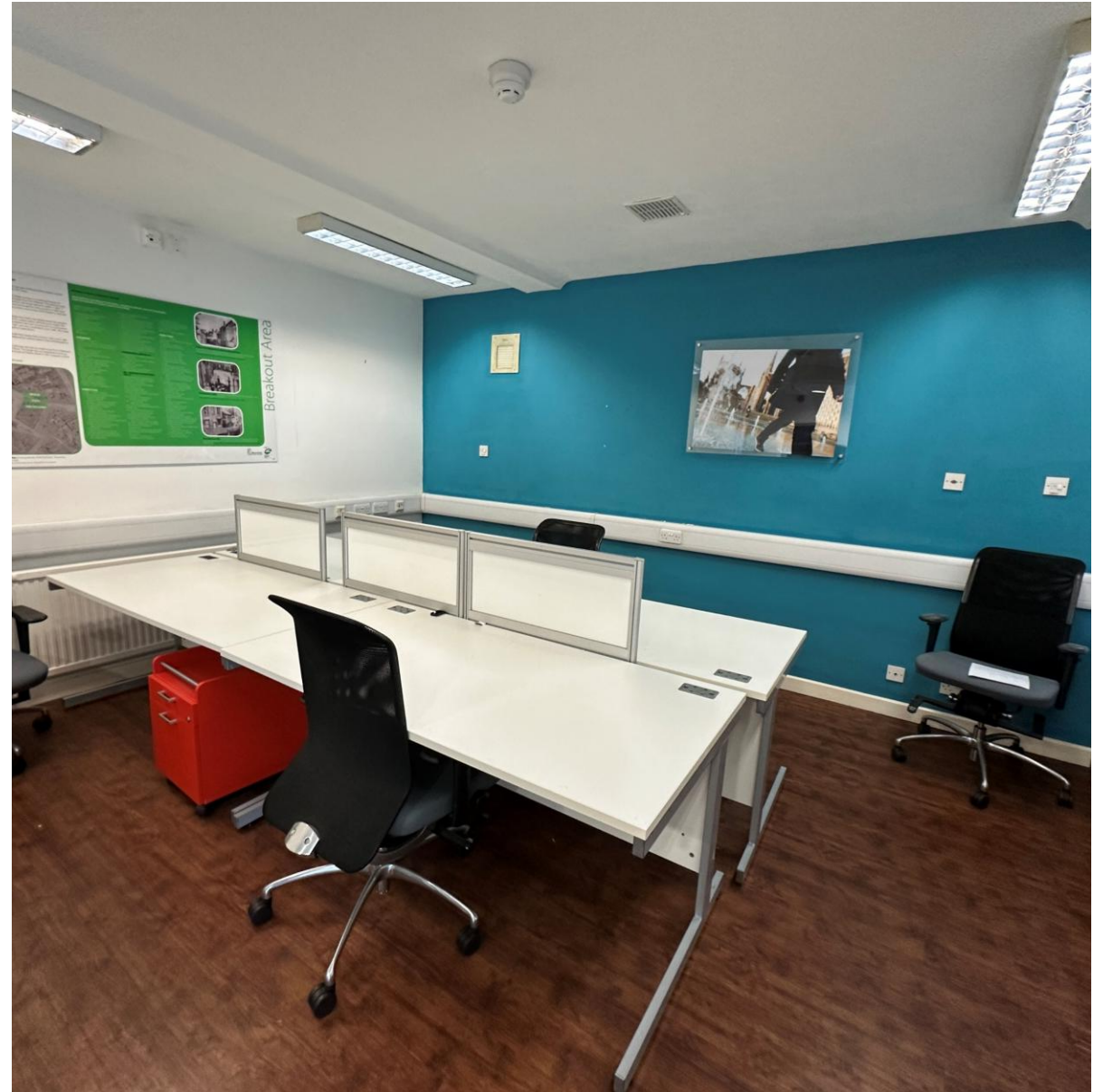
Limited on street car parking is available in the immediate vicinity. There is a Pay & Display car park off New Street within walking distance.

### Description

Specification Includes:

- 2 storey period building of solid brick construction with pitched tile covered roof and a flat roof link building.
- Modern office accommodation over 2 floors (Previously occupied by the Police Authority in 19<sup>th</sup> Century but most recently occupied by Warwickshire County Council).
- A number of character features including flagstone floor to the reception area and exposed beams.
- Traditional office specification including 3 compartment trunking at dado level, VDU compliant lighting and gas central heating.





| Accommodation  | Sq Ft        | Sq M          |
|--|--------------|---------------|
| <b>Ground Floor</b><br>Comprising 4 offices, 2 store rooms, kitchen and Gents WC | 1,398        | 129.86        |
| <b>First Floor</b><br>Comprising 5 offices and Ladies WC                         | 1,330        | 123.6         |
| <b>Total</b>   | <b>2,728</b> | <b>253.46</b> |

### Services

We understand that all mains water, gas, electricity and drainage 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: £28,750 (April 2023)  
Rates Payable: £14,346.25 per annum

### 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.

### Lease Term

A new full repairing and insuring lease will be granted for a term to be agreed.

### Rent

The property is available at a rent of **£45,000 per annum, excl.** of Business Rates, VAT and all other outgoings.

### EPC

D94 - 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

T 01926 430700 • M 07736 809963

E [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)

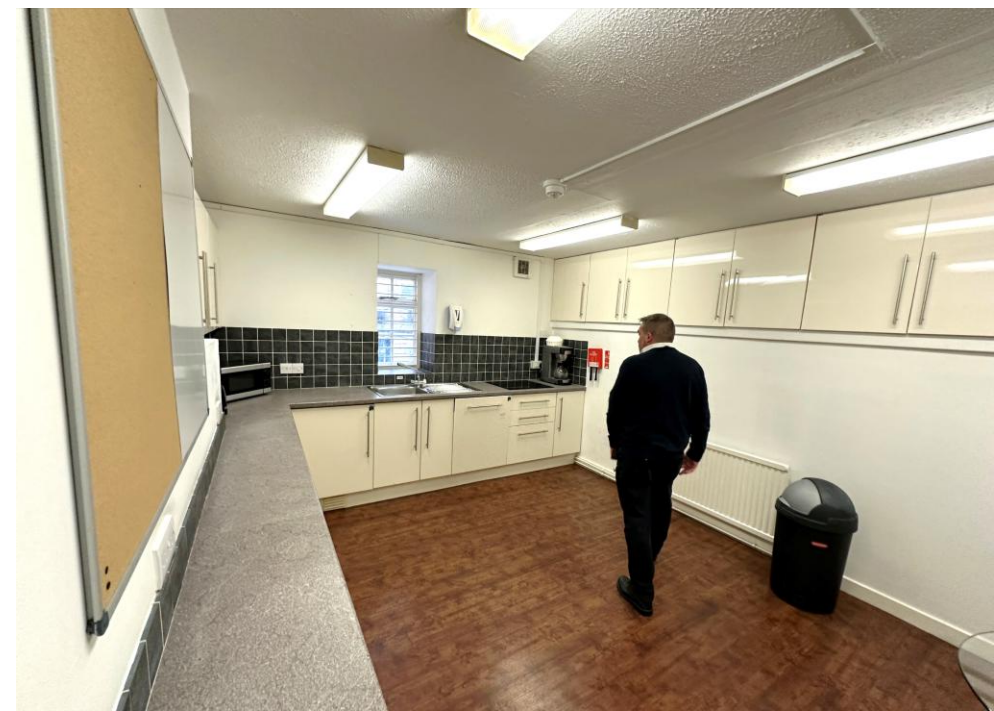


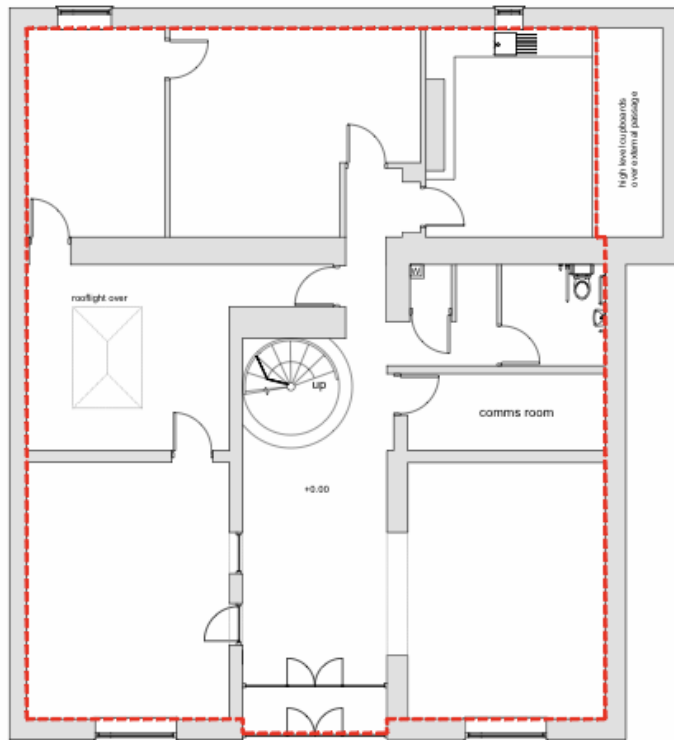
### Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

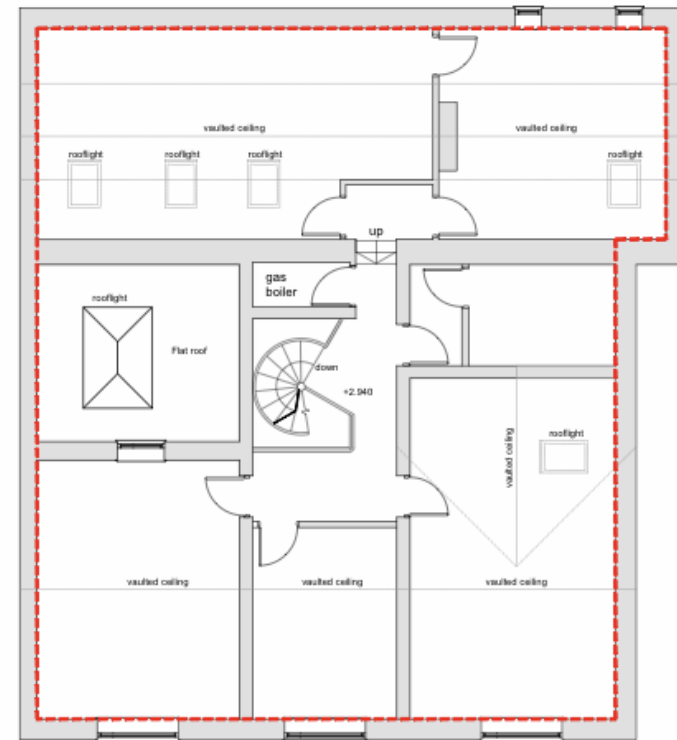
[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)







--- GIA 189m<sup>2</sup>



--- GIA 194m<sup>2</sup>

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 All contractors must visit the site and be responsible for checking all setting out dimensions and verifying the accuracy of any discrepancies prior to any manufacture or construction work.  
 NOTES