

TO LET

Regent House

50 Holly Walk • Leamington Spa •
CV32 4HY

- Last remaining suite in regency style office building.
- First floor office available immediately on inclusive basis.
- Located centrally within Leamington's professional business community.
- Ideal for business start up or someone looking to downsize.
- Ideal for 4-6 desks.
- Parking available on site
- Accommodation Available:

337 sq ft (31.27 sqm)

Rent £9,500 per annum excl.



Location

The subject property occupies a prominent position on Brandon Parade which is situated in the central business district of Royal Leamington Spa. Neighbouring occupiers include solicitors, surveyors, graphic design companies, architects etc.

The property is a very short 5-minute walk away from the Parade and numerous amenities and approximately a 10-minute walk away from Leamington Railway Station and also benefits from further additional on road parking in the immediate area.

Description

Specification Includes:

- Open plan office suite located on the first floor of a multi-occupied prominent regency style office building.
- The office has access to communal WC's and kitchen facility.
- Carpet floor coverings, gas fired central heating system, neutrally decorated, pendent lighting.
- Excellent natural lighting.
- Car Parking available by way of separate negotiation.

Schedule of Accommodation:

Office	Size (Sq. Ft)	Size (Sq M)	Availability
1	194	18.05	LET
2	337	31.27	LET
3	255	23.7	LET
4	337	31.27	AVAILABLE





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

Each office is currently separately assessed, and occupiers should benefit from full small business rates relief.

Ask agent for more information.

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 effective full repairing and insuring lease will be granted for a term to be agreed. Flexible terms may be available

Rent

The final office suite is available at a rent of **£9,500 per annum exclusive**. Rent is inclusive of utilities, building insurance, maintenance & upkeep of communal and external areas. Tenants will be responsible for their own data and cabling.

EPC

To follow - 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

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