

To Let

93-95 Bedford Street

Leamington Spa • CV32 5BB

- 2nd floor principally open plan offices in town centre location.
- Within close proximity of Leamington Railway Station.
- Newly refurbished.
- Available on new flexible lease.
- Excellent dining, retail and leisure facilities close by.
- Accommodation Available:-

2,131 Sq ft (198 Sqm)

Rent £25,572 pax



Location

The property is situated to the south of Bedford Street, a short walk from Dormer Place and the Pump Room Gardens. It is located centrally within Leamington Spa, a short walk from Parade (the town's prime retail location).

There are a number of well known retail and leisure occupiers nearby and Leamington Railway Station is approximately a 10 minute walk.

Description

Specification Includes:

- 2nd floor offices in 3 storey DDA compliant semi-detached multi let office building.
- Originally constructed in the 1990's and previously used as Barclays Bank Business Centre, undergoing refurbishment in the mid 2,000's.
- Access via communal stairwell or lift which, in turn, are accessed from the ground floor foyer.
- 'U' shaped layout, largely open plan with optional glazed partitioned meeting rooms and private offices.
- Separate kitchen and comms room.
- Carpet tiled floors, plastered and neutrally painted walls.
- Perimeter trunking.
- Gas fired central heating.
- Suspended ceilings and LED lighting.
- Air conditioning.
- Ladies, gents and disabled WC off the communal areas.
- On road pay & display parking via Local Authority surface car park (50m) and St Peter's Multi-storey Car Park (opposite).





Services

We understand that all mains 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.

Tenant will also be responsible for their own data and cabling however, it is believed that Fibreoptic supply is available in the immediate area. Tenants should make their own enquiries with the relevant Internet providers.

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:	£26,500 (April 2023).
Rates Payable	£13,223.50

Service Charge

A service charge will be levied to contribute towards the cost of the electricity to communal areas, gas supply to the entire building, water and sewage charges, internal cleaning to common areas, waste management, internal repairs and maintenance to communal areas and external repairs and maintenance.

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 property is available by way of a new effective full repairing and insuring lease, terms of which to be agreed.

Rent

£25,572 per annum exclusive of VAT which we are advised is applicable.

EPC

E111 - 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
E jon@wareing.co



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk



Floorplan

