



To Let

41-43 Regent Grove

Leamington Spa | CV32 4AP

- Modern Ground Floor Offices Accommodation
- Available Soon on a New Lease
- Great Town Centre Location in the Heart of the Central Business District
- Within Close Proximity of Leamington Station
- Accommodation Available:

1,546 Sq Ft (143.61 Sq M)

Rent £25,000 pax

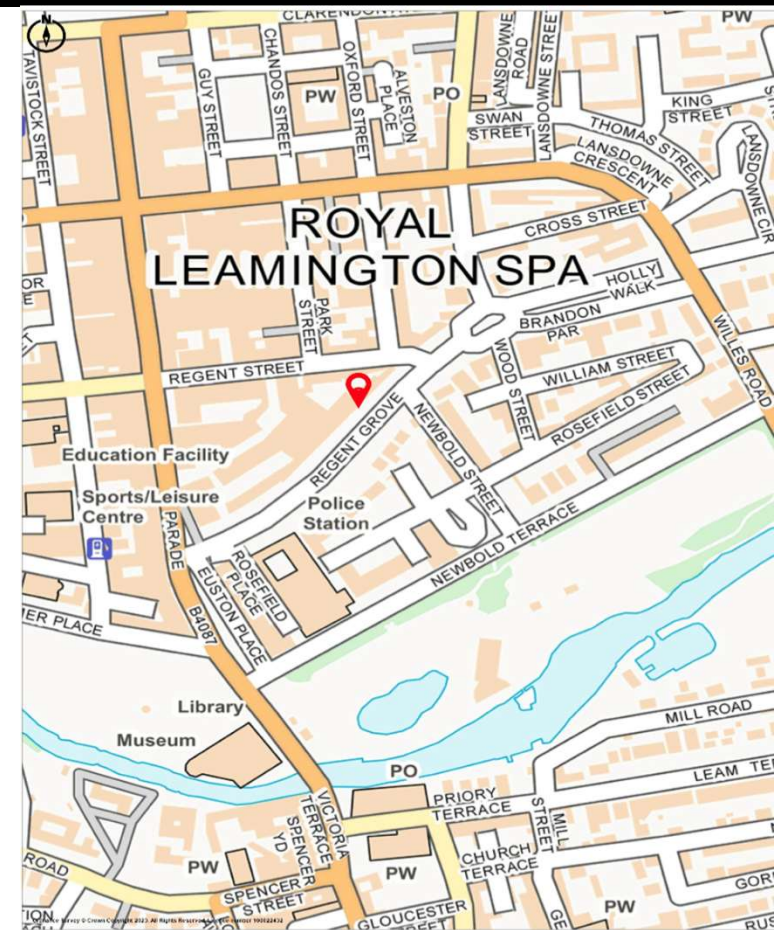
Location:

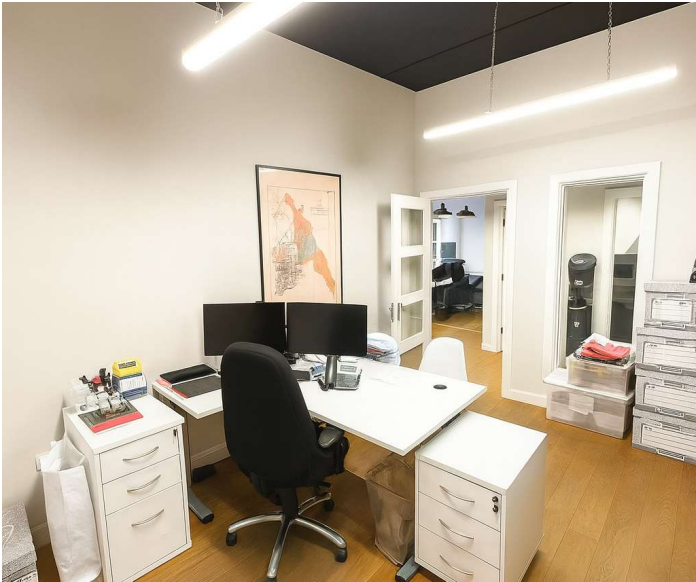
The property is situated on Regent Grove, which forms part of the Town's Central Business District, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch) and other local amenities.

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire. It is popular amongst Gaming companies and other employers who can benefit from the town's links to Warwick University and their Graduates.

The town is only 5 miles from Junction 13 & 14 of the M40 Motorway and is situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

Furthermore, the building is only a ten-minute walk from Leamington Station, providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 Mins).

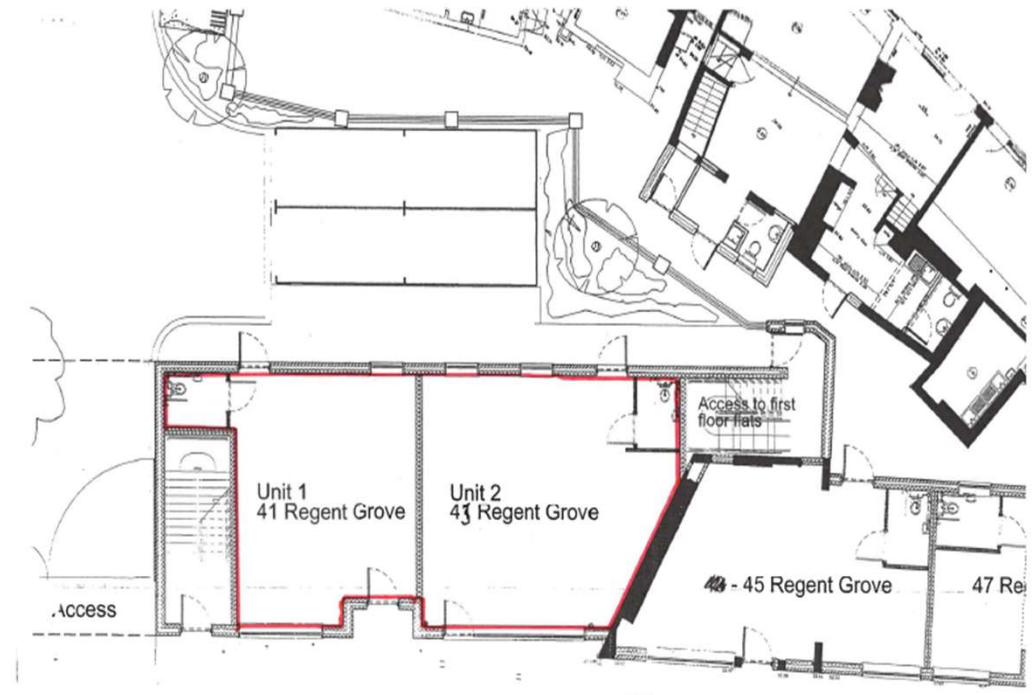




Description:

Specification Includes:

- Modern Appearance incorporating: Laminate floor coverings throughout, Neutral Decoration and 7 Partitioned offices (could be removed to form open plan) plus reception.
- Excellent Natural Light with Large Double Glazed shop windows and doors incorporating Electrically Operated Internal Security Shutters.
- Mixture of Gas Fired Central Heating and Electrical.
- Suspended LED Lighting.
- 2 x WC incorporating a shower.
- Pay and Display on road Parking Outside. 2 Parking spaces may be available by way of separate negotiation.
- Intruder Alarm.



Services

We understand that all mains services are connected or are available for connection 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 benefits from planning consent for uses falling within Class E of the Use Classes Order, including restaurant and café uses. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

C54 – A copy can be made available upon request.

Business Rates

Rateable Value: £20,000

Rates Payable: £9,980

Service Charge

The incoming tenant will pay a contribution towards the general upkeep and maintenance of the external and communal areas of the property. This proportion will be worked on a pro-rata basis.

Lease Term / Rent

The premises are available by way of a new effective full repairing and insuring lease for a term to be negotiated at a quoting rental of **£25,000 per annum (exclusive)**.

We are advised VAT will be applicable.

Legal Costs

Each Party will meet their own legal and professional costs.

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.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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