



To Let

Hawkstone House

Portland Mews • Off Portland Place •
Leamington Spa • CV32 5HD

- Attractive self-contained office building in quiet backwater.
- Good mix of accommodation including large open plan first floor.
- 7 private car spaces.
- Short walk to the heart of the Town Centre facilities and railway station.
- Accommodation Available:

2,005 Sq Ft (186.25 Sq M)

Rent £30,000 pax

Location

Portland Mews is a small cul-de-sac off Portland Street which runs between Warwick Street and Regent Street. The immediate area is predominantly residential and within 250m is Parade, the principal retail area of the town, a variety of bars, restaurants, gym and bus stops.

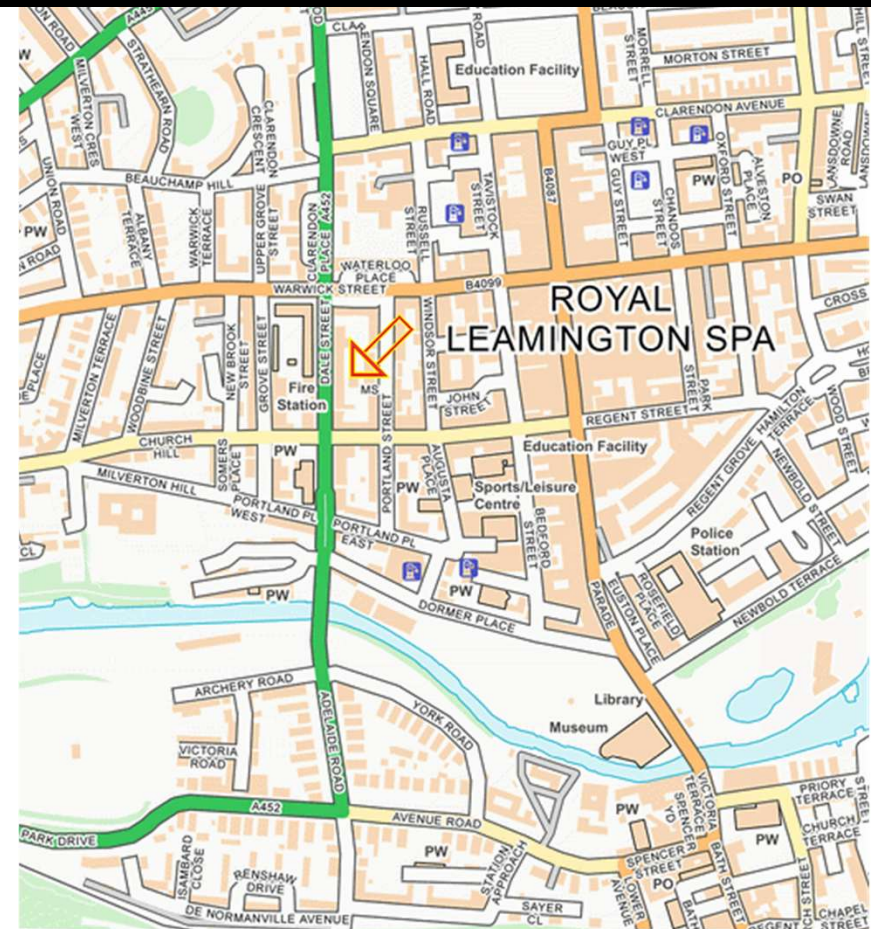
Time limited "Pay & Display" parking is available on Portland Street and within 200m is Covent Garden surface level and multi-storey car park off Russell Street with free all day on-street parking available in certain areas to the west and south of Dale Street.

The railway station is within approximately 750m on foot across Pump Room Gardens and provides regular services to Birmingham and London Marylebone whilst the nearby A452 (Dale St / Adelaide Rd) provides easy access to the Junctions 13/14 of the M40 and A46 respectively.

Description

Specification Includes:

- 2 storey self-contained office property with painted stucco elevations, pitched slate roof behind a parapet wall and small flat roof at rear.
- Part cellular and open plan space.
- Ground floor provides reception / waiting area, large office, smaller offices / meeting rooms and server room / store.
- First Floor provides 2 good sized open plan areas (one in particular has excellent natural light).
- Timber framed sash windows to 3 sides.
- Gas fired central heating to radiators, partial comfort cooling.
- Fluorescent and recessed feature lighting, wall mounted data and telecom points.
- Ladies and Gents WC's, kitchen.





Accommodation	Sq Ft	Sq M
Ground Floor		
Reception Area	164	15.24
Server Room	96	8.92
Offices	760	70.61
Kitchen	44	4.08
Male and Female WC's		
First Floor		
Main Open Plan Office	626	58.15
Lower Level Open Plan Office	315	29.25
Total	2,005	186.25

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.

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: £20,500 (April 2023)
Rates Payable: £10,229.50 per annum.

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance.

Tenure

The property is available by way of a new full repairing and insuring lease at a rent of **£30,000 per annum exclusive**.

Please note that all figures quoted are exclusive of VAT which is applicable.

EPC

C66 - A copy can be made available upon request.

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:

Jonathan M Blood MRICS

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Floorplans (Options):

