Wareing & Company
Commercial Property Experts

TO LET

Well presented offices in character building in the heart of the Town Centre



The Old Clink, The Holloway, Warwick, CV34 4SJ

2,728 sq ft (253.46m²)
Rent ex. VAT **£35,000 p.a.**

Property Highlights

» Well presented offices in character building in the heart of Warwick Town Centre.

» Variety of good-sized rooms (some interconnected)

» Character features together with modern interior.







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.

Warwick benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

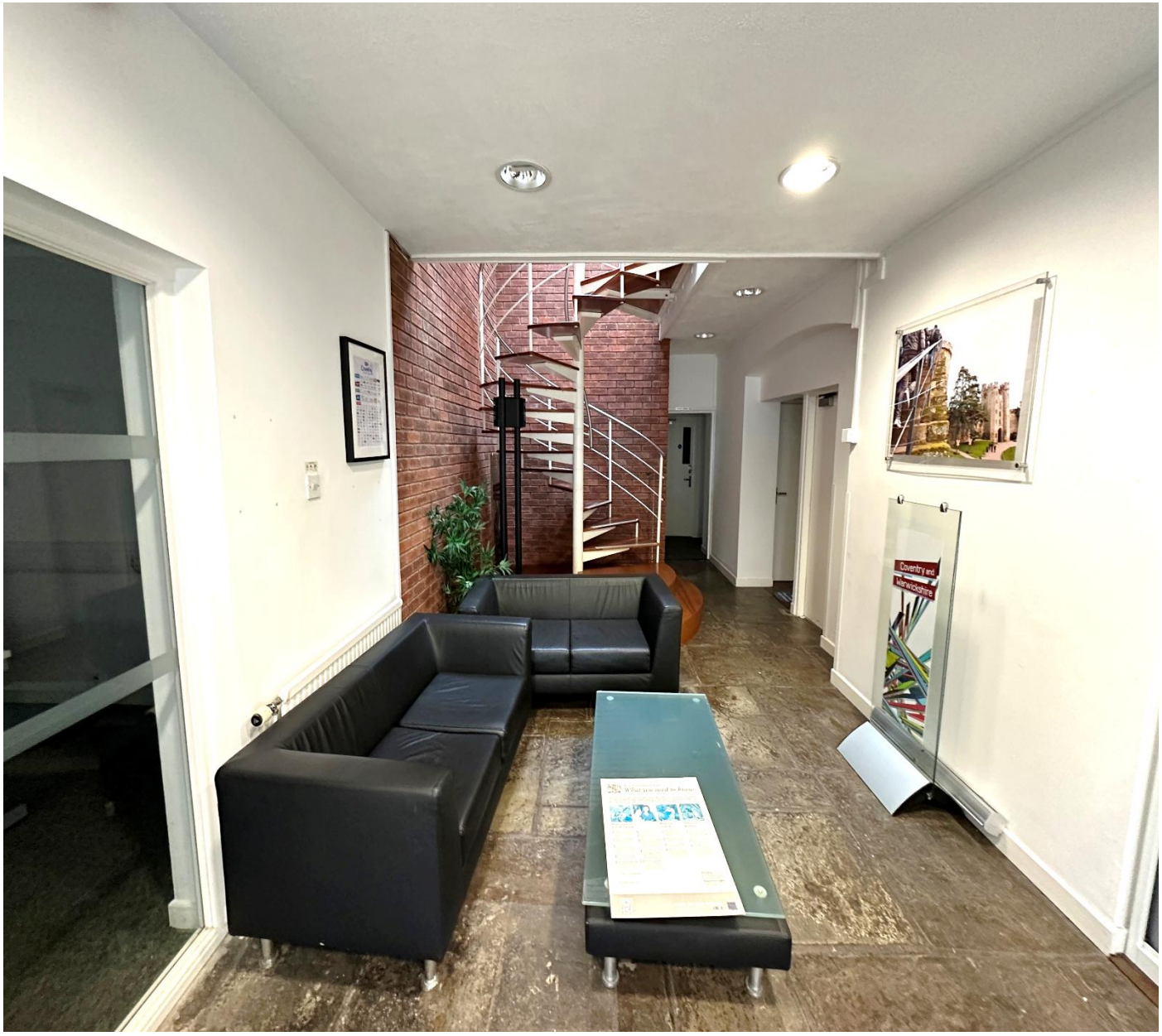
London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.











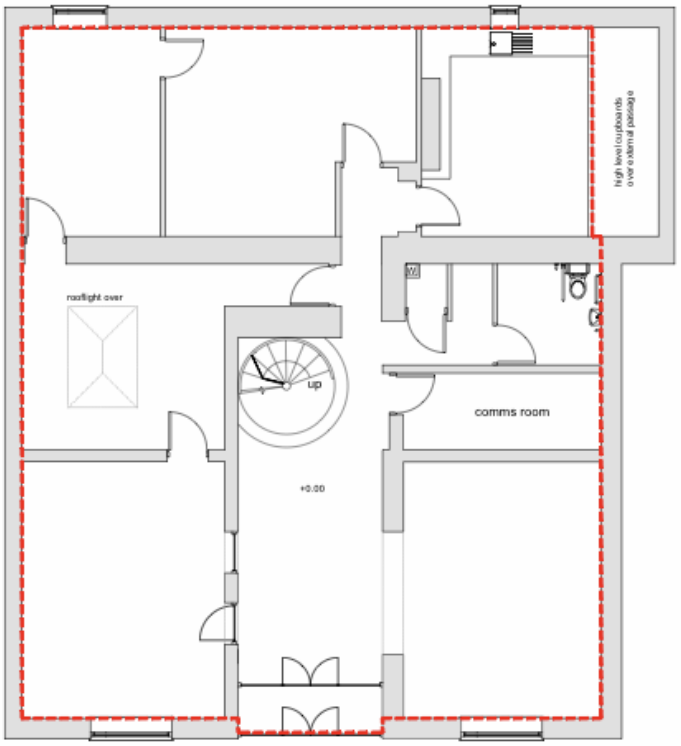


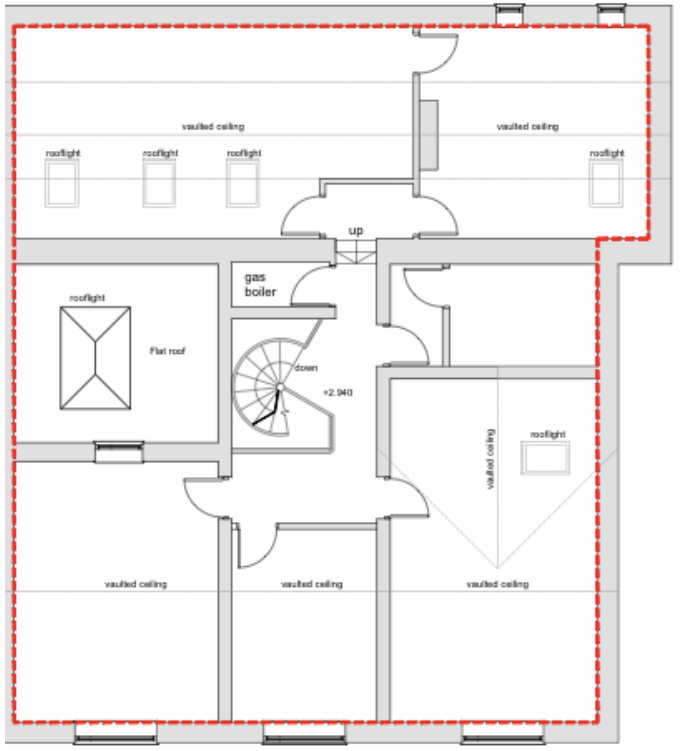


Description

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 19th 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
Ground Floor Comprising 4 offices, 2 store rooms, kitchen and Gents WC	1,398	129.86
First Floor Comprising 5 offices and Ladies WC	1,330	123.6
Total	**2,728**	**253.46**

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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.

EPC

D94 - A copy can be made available upon request

Business Rates

Rateable Value: £34,500 (April 2026)
Rates Payable: £14,904 per annum

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Lease Terms

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

The property is elected for VAT purposes.

Rent

The property is available at a rent of **£35,000 per annum, excl**. of Business Rates, VAT and all other outgoings.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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