



To Let

Two storey self contained office property with parking

- Raised floors
- Carpeting
- Heating/Air Cooling System
- 10 car parking spaces
- Excellent transport links

Parkway One

Broxell Close, Warwick, CV34 5QF

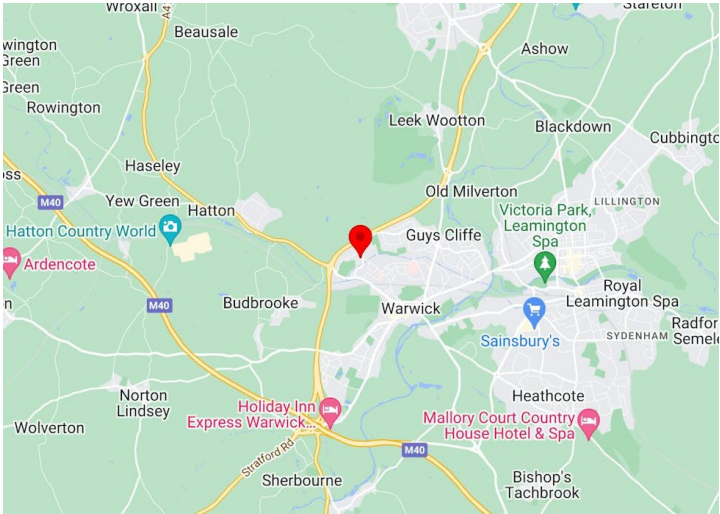
2,331 to 4,694 sq ft

216.56 to 436.09 sq m

Reference: #198264

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Summary

Available Size	2,331 to 4,694 sq ft / 216.56 to 436.09 sq m
Rates Payable	£6.44 per sq ft
EPC	C (67)

Location

The property is located in Broxell Close, close to its junction with Wedgnoek Lane, approximately one mile northwest of Warwick town centre. Parkway One benefits from excellent road communications and is in close proximity to the A46 and about 2 miles to the north of J15 of the M40. Warwick Parkway station is 1 mile from the property and has direct links to Birmingham New Street and Snow Hill stations and London Marylebone

Description

The Parkway development was constructed in 2004 and comprises two buildings set within a landscaped environment. The subject premises is a two-storey and self-contained property, and is of steel frame construction with brick, block-work and glazed elevations beneath a pitched plastic-coated insulated profile steel clad roof.

The property has been completed to a good standard with specification including raised floors, suspended ceilings incorporating recessed lighting, heating/air cooling system, carpeting, intruder alarm, fire alarm and door entry system. There is a kitchen area with fitted cupboards, tiled walls and vinyl floor covering on both the ground and first floors. Toilet facilities are provided on both floors with the disabled toilet facilities on the ground floor. Externally there is a landscaped environment and surfaced parking for 10 cars.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,363	219.53	Available
1st	2,331	216.56	Available
Total	4,694	436.09	

Terms

The property is available by way of a new lease, the length of which is to be agreed by negotiation.

Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations 2017, two forms of identification and confirm of the source of funding will be required from the successful tenant.

VAT

All figures quoted are exclusive of VAT, which we understand will be applicable.

Service Charge / Utilities

The tenant will be responsible for contributing a fair and reasonable proportion towards the cost of maintaining the shared driveway. Utility costs will be the responsibility of the tenant and are in addition.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

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