Wareing & Company

Commercial Property Experts

TO LET

Modernised Central Leamington Spa Basement Office Space



Lower Ground Floor, 12 Hamilton Terrace, Leamington Spa, CV32 4LY

716 sq ft (66.5sqm)

Rent ex. VAT **£12,000 p.a.x**

Property Highlights

» Highly accessible position within easy walking distance of Leamington Spa prime retail core.

» Close to The Parade.

» Recently renovated internals and externals.

» Private parking to the rear of the property.

» Available on a new lease immediately.

» Set within impressive period terrace.

» Nearby occupiers include solicitors, dentist, Citizen Advice and close to Police Station and Warwickshire Justice Centre.







Location

Surrounding roads include Regent Grove directly opposite, a well-regarded tree-lined residential and professional street, with Holly Walk also linking conveniently to Regent Street and The Parade, providing direct access into the town's main retail and commercial core.

Leamington Spa 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

The property forms part of a mid-terrace Grade II Listed building and has undergone refurbishment to provide clean, modern accommodation with LED lighting, neutral decor, carpet-tile floor coverings, and perimeter trunking throughout.

The lower ground floor benefits from independent access, and private parking is available to the rear, offering practical convenience for occupiers.

Accommodation

Space	sq ft	sq m
Front Office	271	25.2
Rear Office	105	9.8
WC / Kitchen	84	7.8
Hallway	143	13.3
Server / Store	71	6.6





Wareing & Company

RICS

Services

We understand that all mains services are connected to the property 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. The property is Grade II Listed and is within a Conservation Area.

EPC

E109 - A copy can be made available upon request.

Business Rates

Available upon request.

Service Charge

Available upon request.

Lease Terms

The property is available on a new full repairing and insuring lease by way of service charge at a rent of £12,000 per annum exclusive of Business rates and all other outgoings.

The property is elected for VAT purposes.

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.

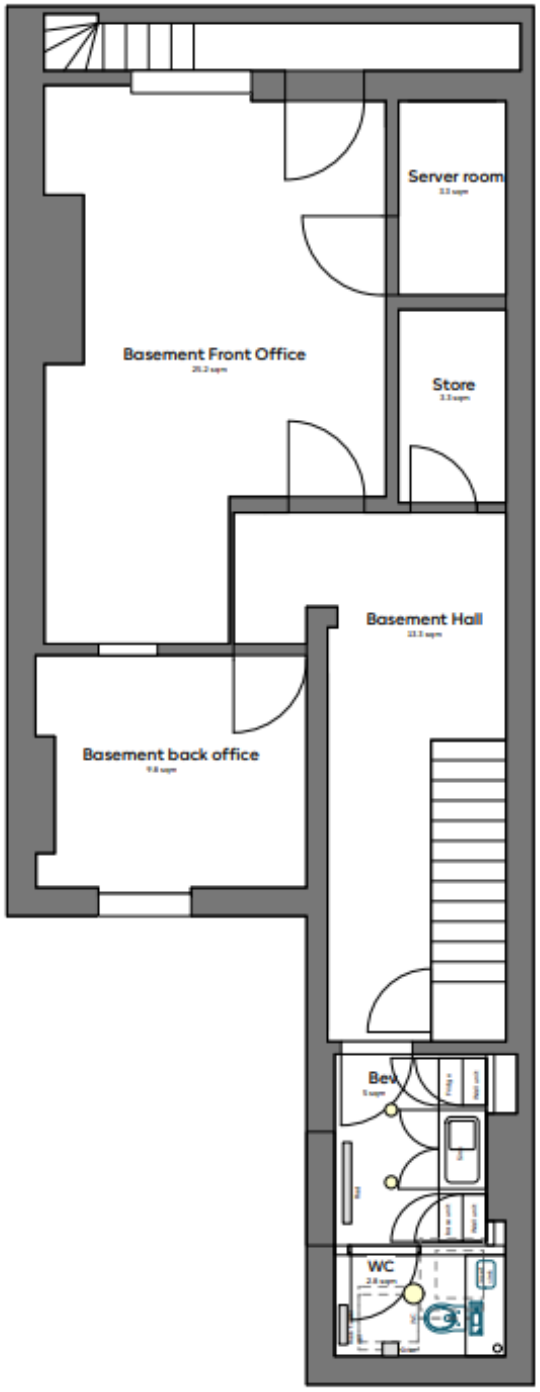


Jonathan Blood MRICS
01926 430 700
07736 809 963
jon@wareing.co

Wareing & Company
38 Hamilton Terrace,
Holly Walk, Leamington Spa
Warwickshire CV32 4LY

Email: info@wareing.co

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.


Server room
Basement Front Office
Store
Basement Hall
Basement back office
WC