

5 Clarendon Place
Leamington Spa
CV32 5QL

ehB
Reeves

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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To Let



Self Contained Lower Ground Floor

Office Suite

- To Let On New Flexible Lease
- 828 sq ft Self Contained Office Suite
- Handsome Period Building in Town Centre Location
- Gas Central Heating
- 24/7 Independent Access
- Cat II Lighting

Interested in
this property?

Contact

Sat Gill

01926 888181
sat@ehbreeves.com



Location

5 Clarendon Place occupies a prominent position within the north west of Leamington Spa town centre. The prime retail area of the town, the Parade, is within a five minute walk, and has excellent retail, dining and entertainment facilities. Leamington Spa offers easy access to various transport networks including the A46 which links to junction 15 of the M40. Leamington railway station is within a ten minute walk of the property.

Description & Accommodation

5 Clarendon Place is an attractive detached Regency property with a rendered and painted frontage. The available accommodation is a self contained suite on the lower ground floor, with its own access door to the rear of No. 5.

The suite includes four offices, reception hallway, a fully fitted kitchen and two WCs. A gas central heating system, independent security alarm, electrical trunking, Cat II lighting, and an interlinked fire alarm are all fitted.

Services

All mains services are connected. The incoming tenant shall contribute 30% of costs associated with the provision of electricity and heating, and 50% of the water bills.

Planning

B1

Tenure

The unit is available subject to a new lease, with terms to be agreed with the landlord. The lease is to be held on a full internal repairing and insuring basis, for a term no less than three years.

Rent

£9,750 per annum (exclusive) excluding VAT.

Rates

The rateable value for the current year is £4,600. Subject to rate payer's status, incoming tenants may be eligible for 100% small business

rates relief.

Service Charge

£120 per annum to cover building insurance premium.

EPC

TBC

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Viewing

Strictly by appointment only with the sole letting agent, ehB Reeves Ltd
01926 888181.

