



# Wareing & Company

## TO LET

FIRST FLOOR OFFICES AT

**6A PARK STREET  
LEAMINGTON SPA**



**FLOOR AREA 475 SQ FT (44.08 SQ M)**

**Telephone 01926 430700 / Fax 01926 430290**

**38 Holly Walk Leamington Spa Warwickshire CV32 4LY**

**[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)**

## Location

The property is located in the heart of Leamington Spa with frontage to Park Street, a street that links Warwick Street with Regent Street and which is one way, north to south.

'Pay and Display' street car parking is permitted and access is available to the Royal Priors multi-level car park (500 spaces).

## Description

The offices are approached by a staircase from Park Street leading to first floor landing off which are shared separate male and female toilet facilities.

## Accommodation

Open plan office 25 ft 2 x 18 ft 10 i.e. 475 sq ft (44.08 m sq). Carpeted floor, dado trunking, panelled ceiling with recessed fluorescent strip lights, blinds to windows, stainless steel single drainer sink unit with cupboard under, wall cupboard, 2 night storage heaters.

## Rating Assessment

£4,750 per annum

## Service Charge

The service charge for the year 2018/19 is £945 plus VAT.

## Lease Terms

The suite is available on a new lease at an initial rental of £7,500 per annum (exclusive).

## Car Parking

A pay and display car park is available immediately adjacent to the property within the Royal Priors Shopping Centre.

## Legal Costs

Each party to cover their own legal costs in connection with the transaction.

## Viewing

By prior appointment through the sole agents:-

**BILL WAREING FRICS**

Email: [bill.wareing@wareingandcompany.co.uk](mailto:bill.wareing@wareingandcompany.co.uk)

### **IMPORTANT NOTICE**

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

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