

35B Park Court
Park Street
Leamington Spa
CV32 4QN

ehB
Reeves



ehB Reeves

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Royal Leamington Spa
CV32 5QN

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First Floor Office Suite To Let

- First Floor Office Suite
- 51.9 sq m (559 sq ft)
- Reception and 2 Individual Offices
- Close to Town Centre Amenities
- Restaurants, Bars and Excellent Shopping Near By

Interested in
this property?

Contact

Sat Gill

01926 888181
sat@ehbreeves.com

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Location

Park Court is located on the eastern side of Park Street, which is located parallel to the Parade, with Warwick Street to the north and Regent Street to the south. Park Street comprises a mix of retail, restaurant and small office uses very close to the prime retail areas of Leamington and directly opposite the Royal Priors Shopping Centre.

Description & Accommodation

An attractive compact first floor office suite, with ground floor pedestrian entrance within the archway to Park Court. Private stairs lead to the first floor. The offices overlook Park Street to the front.

Ground floor entrance with entry phone system alarm and stairs to first floor

Reception Office
Approximately 3.19m x 4.2m

Front Office/Meetiting Room
3.3m x 3.18m

Main Office
3.73m x 7.7m
With windows to front and rear.
Incorporating partitioned kitchen
with fitted sink, base and wall units

Net Internal FloorArea 51.9 sq m (559 sq ft)

Services

Electricity and water are connected to the building

Planning

B1(a) Offices

Tenure

The offices are available by way of a new lease on terms to be agreed.

Rent

£7,500 per annum

Rates

The rateable value for the current year is £5,900. 100% small business rates relief available subject to status of rate payer.

Service Charge

There is a service charge for the maintenance and upkeep of the building and common parts. The current charge is £1,600 per annum.

EPC

TBA

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by appointment with ehB Reeves 01926 888181.

