

1st Floor Office  
9-11 Longfield Road  
Leamington Spa  
CV31 1XB

ehB  
COMMERCIAL



# To Let On New Lease

Self-Contained 1<sup>st</sup> Floor Office Accommodation

- Measuring 1,176 Sq Ft (109.23 Sq M)
- Situated close to Leamington Town Centre
- On Site parking for 4 Cars
- Available Immediately

## CONTACT

**Mr Jonathan Blood**

01926 888181

[jonathan@ehbreeves.com](mailto:jonathan@ehbreeves.com)

**ehB Reeves**

Somerset House

Clarendon Place

Royal Leamington Spa

CV32 5QN

t: 01926 888181

f: 01926 888018

e: [info@ehbcommercial.com](mailto:info@ehbcommercial.com)

[www.ehbcommercial.com](http://www.ehbcommercial.com)

Chartered Surveyors

Commercial Property Advisors

Commercial Property Agents



### Location

9-11 Longfield Road is situated on the well-established Sydenham Industrial Estate in Leamington Spa approximately 1/2 mile South East from the town centre.

Junction 15 of the M40 Motorway is situated approximately 5 miles from the property and provides direct access to the Midlands to the North West and London to the South East.

### Description & Accommodation

The property comprises self contained, first floor offices totalling 1,176 Sq Ft (109.23 Sq M). Specification for the offices include: a mixture of varnished wooden floors and carpet tile floor coverings, Suspended ceiling and LED lighting.

Access to the property is provided through the entrance at ground floor level. Also at ground floor level there is a kitchen facility and ladies and Gent's WC's.

Externally the property benefits from 4 allocated parking spaces.

### Services

Mains electricity, water & drainage are all connected to the property

### Planning

B1 a) Offices

### Tenure

Leashold - A new internal repairing and insuring lease to be granted for a term to be determined.

### Rent

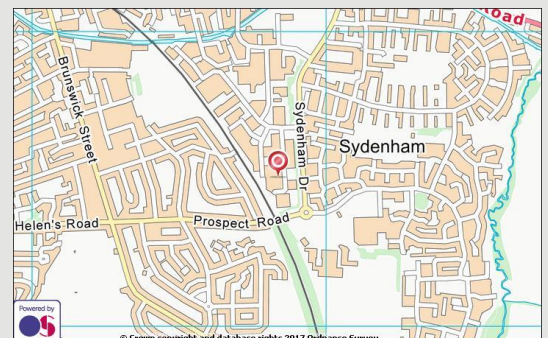
Inclusive rent of £12,000 Per Annum Exclusive of VAT. This is to cover rent, Maintenance to the external of the property, Electricity and Water. Tenants will be responsible for their own data & Caballing as well as business rates.

### Rates

The rateable value for the current year is £ TBC

### EPC

E-117



### Legal Costs

Each Party will be responsible for their own legal costs associated with this transaction

### Viewing

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