

**Juno Drive,
Tachbrook Park, Leamington Spa,
Warwickshire, CV31 3RG**

Only £13.75 psf

- Leamington Town Centre - 1 mile approx.
 - M40 (J14) – 3.5 miles approx.



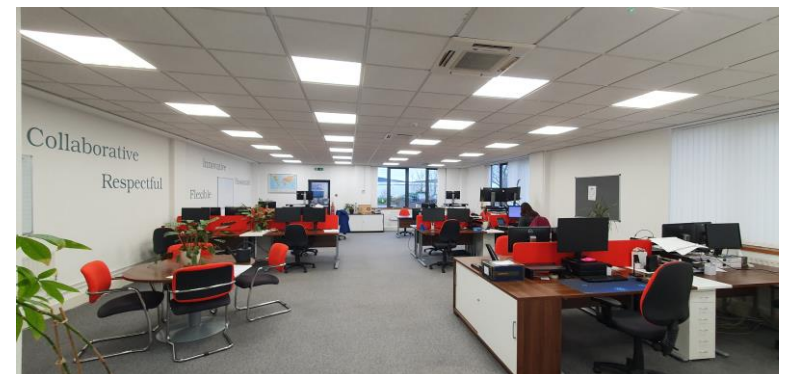
Ground Floor Offices

TO LET

2,368 sq ft (219.96 sq m)

**Generous Parking - 15 spaces available
Further spaces maybe available by negotiation.**

- Comfort Cooling & Gas Radiator Central Heating.
- Kitchenette, Conference / Meeting Room & Wcs.



LOCATION

Leamington is a popular and historic Warwickshire Spa town located on the southern side of the West Midlands Conurbation offering a wide range of shops, restaurants and amenities.

The premises form part of the front two storey ancillary offices to the AGA Rangemaster warehouse which is conveniently located fronting Queensway & Juno Drive about 1 mile to the south - west of the Town Centre.

The ancillary offices have their own dedicated vehicular entrance off Juno Drive with a large adjoining car park set around mature landscaped grounds.

The offices are situated close to Tachbrook Park a modern mixed use Out of Town Business Park and the nearby out of town Leamington Shopping Park.

Approximate distances: The M40 (J14) - 3.5 miles, M40 (J15) & A46 Bypass – 4 miles, Coventry – 12 miles, the M6 / M69 - 16 miles & Birmingham City Centre - 25 miles.

Leamington Rail Station is close by providing regular services to Birmingham & London Marylebone. The NEC & Birmingham International Airport are also conveniently located being about 24 miles to the north - west.

DESCRIPTION

The surplus offices comprise of the right-hand & left - hand ground floor suite within the front ancillary office building to AGA Rangemaster warehouse facility.

The ancillary offices have their own front entrance with intercom entry.

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

The ground floor suites have carpeted floors, emulsion painted plastered walls with three compartment side trunking, double glazed windows with internal window blinds, & suspended ceilings with inset LED lighting. They also benefit from gas radiator central heating & comfort cooling.

There is a gent's WC, accessible WC & cleaners' cupboard within the rear corridor serving the suites.

SERVICES

All mains' services are understood to be connected although gas, electricity and water are all currently on a single metered supply which serves both the 2-storey offices and the adjoining AGA Rangemaster warehouse facility.

The fire alarm and security / access control are also understood to be on a communal system, but individual key code entry can be arranged.

The ground floor suite has previously been let out separately so existing Telecom & Data lines may be able to be utilised subject to a more detailed survey.

FLOOR AREAS

Ground Floor		
Right Hand Suite	1,205 sq ft	111.91 sq m
Left Hand Suite	1,163 sq ft	108.05 sq m
Total approximate Net Internal Area	2,368 sq ft	219.96 sq m

PARKING

15 parking spaces (1:158 sq ft) will be allocated in the large car park to the front of the property. Further spaces maybe available by separate negotiation.

TERMS

The first - floor offices are available via a sub – lease until May 2029.

QUOTING RENT

£32.560 per annum exclusive + Vat (i.e., £13.75 psf + Vat) via a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The 2 storey offices of which the premises form part is currently assessed at an EPC Rating of D92 which is valid until 10th December 2029.

CONTRIBUTION TO COMMUNAL COSTS

The Tenant will be expected to contribute towards the provision of various shared facilities to the offices including hot & cold water, gas central heating, electricity, maintenance of the fire alarm & burglar / security system, external repairs, building insurance, business rates, external window cleaning, refuse disposal, maintenance of the car park as well as to the landscaped areas and access roadway. Further terms provided on application.

OFFICE FURNITURE

Some existing office furniture may be available by separate negotiation.

VIEWINGS

Strictly by prior appointment via the sole agents – Peter Clarke & Co LLP.

Contact: Stephen Werner MRICS

Mobile: 07976550043, Direct Dial - 01926 340996 or 0121 393 1920.

Email: stephen@peterclarke.co.uk

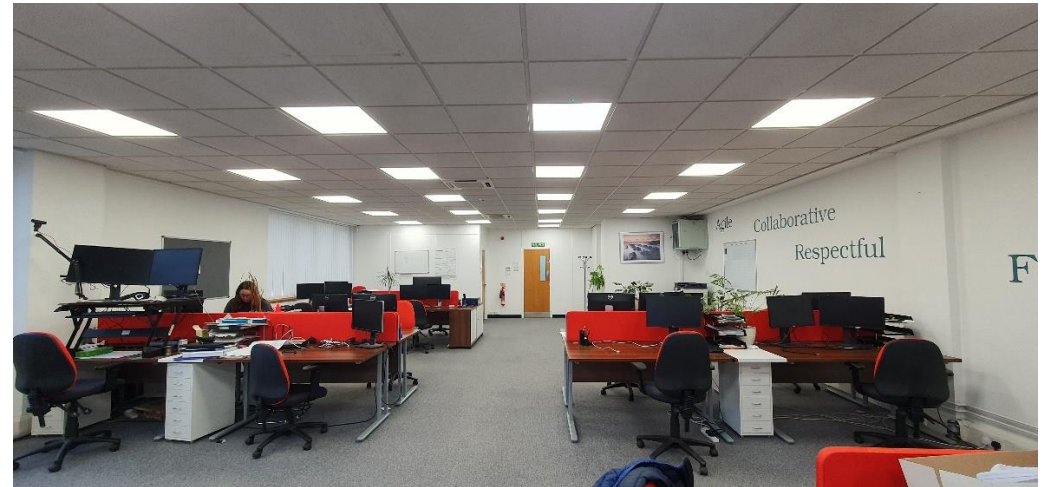
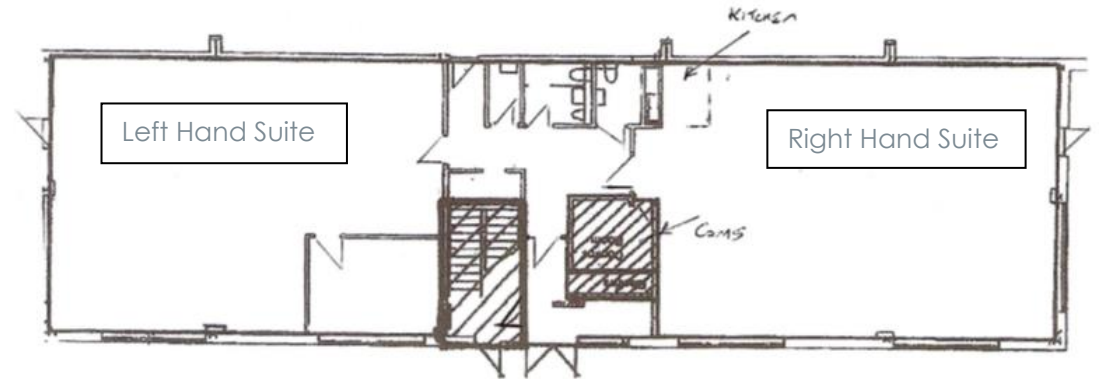
LEGAL FEES

Each side will be responsible for their own fees incurred in any transaction.

Dated: 19.2.2024

Ground Floor – Indicative Layout Plan

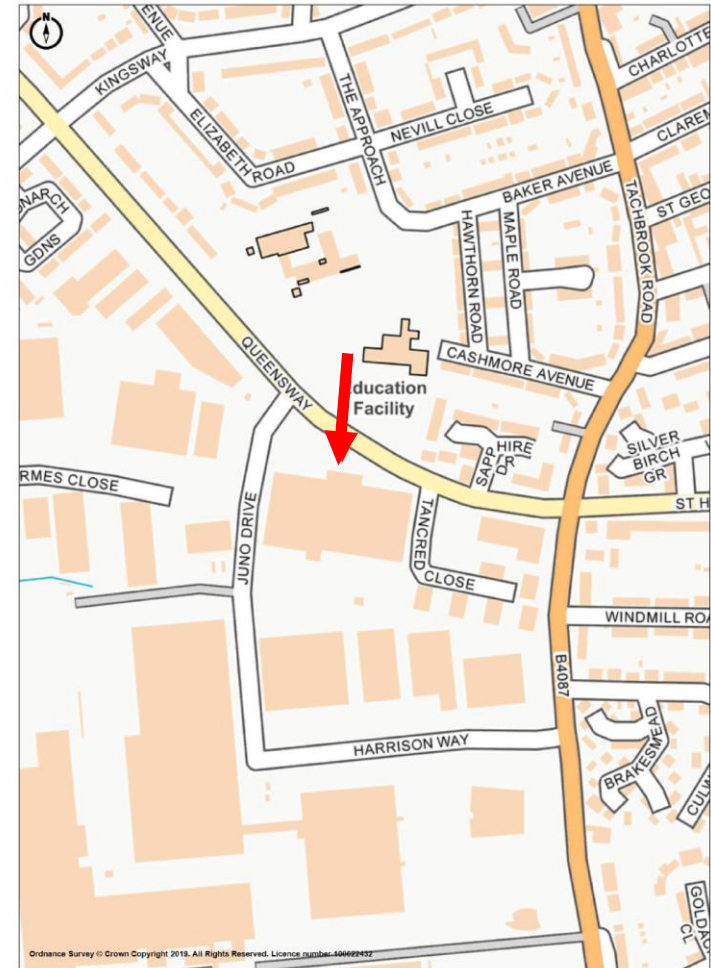
For Identification Only – Not to Scale – Accuracy Not Guaranteed



DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

Juno Drive, Tachbrook Park, Leamington Spa, Warwickshire, CV31 3RG



Promap^{v2}
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number: 100023832
Plotted Scale - 1:5000, Paper Size - A4

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract