



To Let / For Sale

8 Charles Court

Budbrooke Road Industrial Estate

• Warwick • CV34 5LZ

- Modern end of terrace self-contained office building between Warwick Town Centre and A46 bypass.
- Refurbished throughout to include LED lights, kitchen, carpets and redecoration.
- Available Immediately on New Lease. Terms to be agreed.
- 6 private car spaces and free on-street car parking nearby.
- Accommodation available:-

1,771 Sq Ft (164.34 Sq M)

Rent: £22,500 P.A.X

Price: £350,000 excl

Location

Charles Court is a modern office development located off Budbrooke Road, to the west of Warwick Town Centre and a short distance from the A46 bypass.

Warwick Town Centre is also within easy reach as is the Sainsbury's superstore off the Birmingham Road.

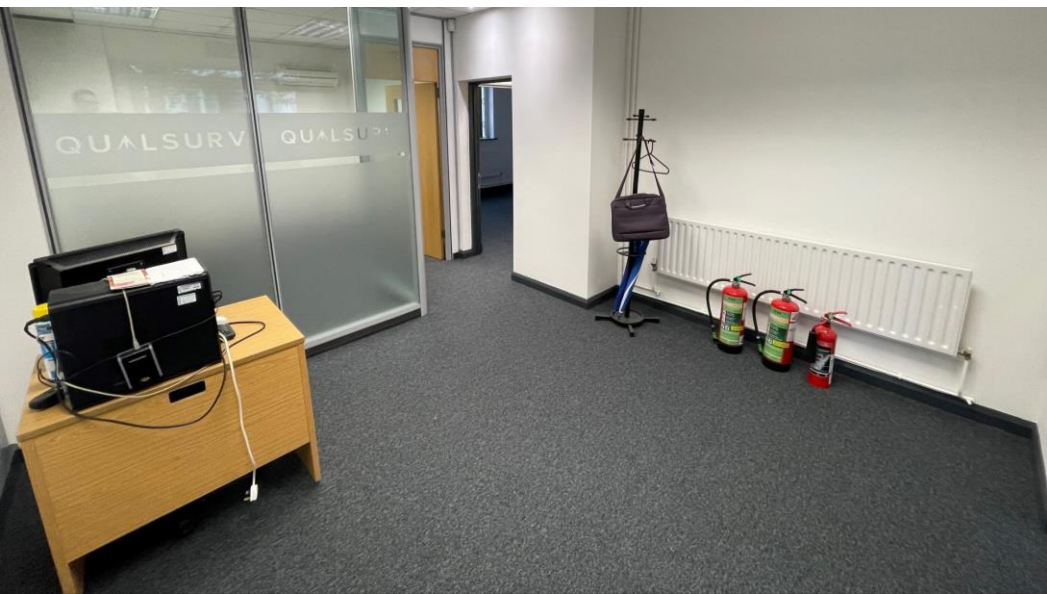
The railway stations at Warwick Parkway and on the A429 Coventry Road provide regular services to Birmingham and London Marylebone.

Description

Specification Includes:

- Self-contained building over 3 floors with allocated parking in the adjacent car park.
- Access on foot via courtyard from the car park.
- Private ground floor entrance door has internal roller security shutter and leads to reception area with partitioned printer room and meeting room plus kitchen and Disabled WC.
- First floor provides 2 partitioned offices and boardroom with WC off the landing.
- Second floor has a large open plan office with WC off landing.
- Extensively refurbished to include new carpet tiles, LED lighting to the suspended ceilings and redecoration throughout.
- The accommodation is heated via a gas fired central heating system to radiators.
- UPVC double glazed windows.
- 6 allocated car parking spaces in the private car parking with further on street car parking on Budbrooke Road.





Services

Mains electric, water and drainage are all connected to the property however, interested parties are advised to satisfy themselves that this is the case, and that they are in good working order.

The agents have not tested any apparatus on site and therefore cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Service Charge

An estates service charge will be levied to contribute towards the upkeep and maintenance of the external and communal areas.

Rates

Available upon request.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

A new effective full repairing and insuring lease is available at a rent of **£22,500 per annum** excl. VAT and all other outgoings, on flexible lease terms to be negotiated.

All leases are to be taken outside of the security of provisions of the Landlord & Tenant Act 1954 (Sections 24-28 Incl).

Alternatively, the property is available freehold at a **guide price of £350,000 excl.**

EPC

C-63 A copy can be made available upon request.

Legal Costs

Both parties will meet their own legal costs associated with this transaction.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk

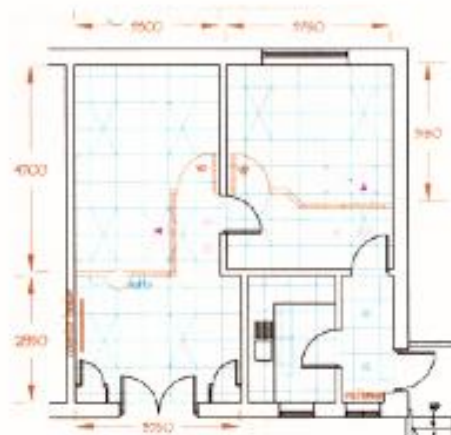


Wareing & Company

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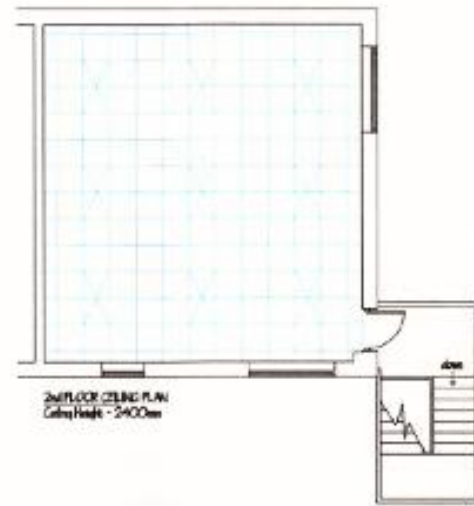




GROUND FLOOR CEILING PLAN
Gallery Height - 2540mm



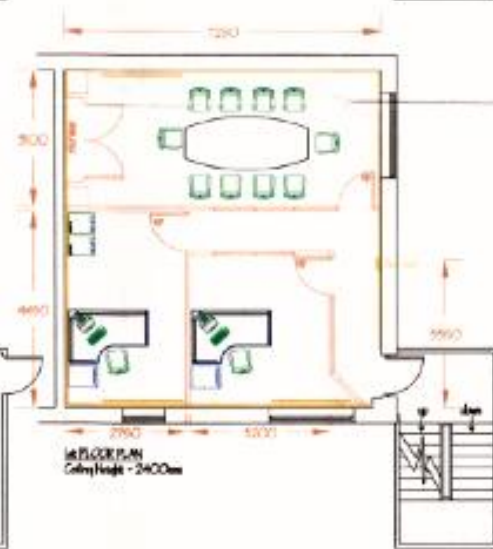
1st FLOOR CEILING PLAN
Gallery Height - 2400mm



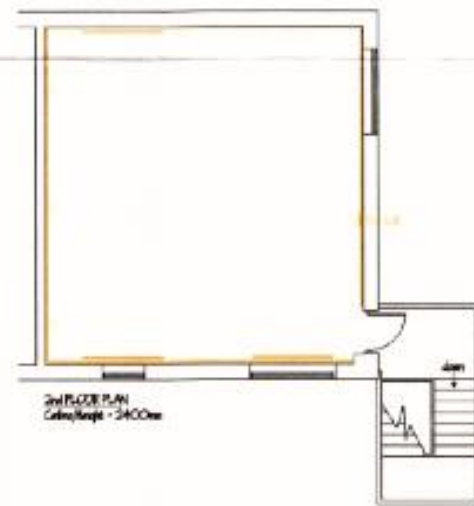
2nd FLOOR CEILING PLAN
Gallery Height - 2400mm



GROUND FLOOR PLAN
Gallery Height - 2540mm



1st FLOOR PLAN
Gallery Height - 2400mm



2nd FLOOR PLAN
Gallery Height - 2400mm