



To Let

8 Hamilton Terrace

Leamington Spa • CV32 4LY

- High quality Grade A office accommodation on Ground and First floor.
- Full height atrium, LED lighting, suspended ceilings.
- Onsite car parking.
- Passenger lift.
- Breakout areas.
- Accommodation Available:

2,495 Sq Ft – 5,309 sq ft (231.79 sqm – 493.2 sqm)

Nb. Additional floor c. 2,500 sq ft
potentially available.

Rent: £20 per sq ft

Location

8 Hamilton Terrace occupies a prominent location with excellent visibility being one of the most high-profile buildings in the Town.

The property is situated off Holly Walk which is a picturesque, treelined road and is widely regarded as the Central Business District of Leamington Spa, accommodating most major office occupiers in the town.

Situated in the heart of the town centre, adjacent to the Police Station, opposite the Town Hall and a short distance from the South Warwickshire Justice Centre, the building benefits from being close to all the local amenities Leamington has to offer i.e. cafes, restaurants, shops, bars etc. The Parade, Royal Priors Shopping Centre and Regent Court Restaurant Quarter are just a few minutes walk away.

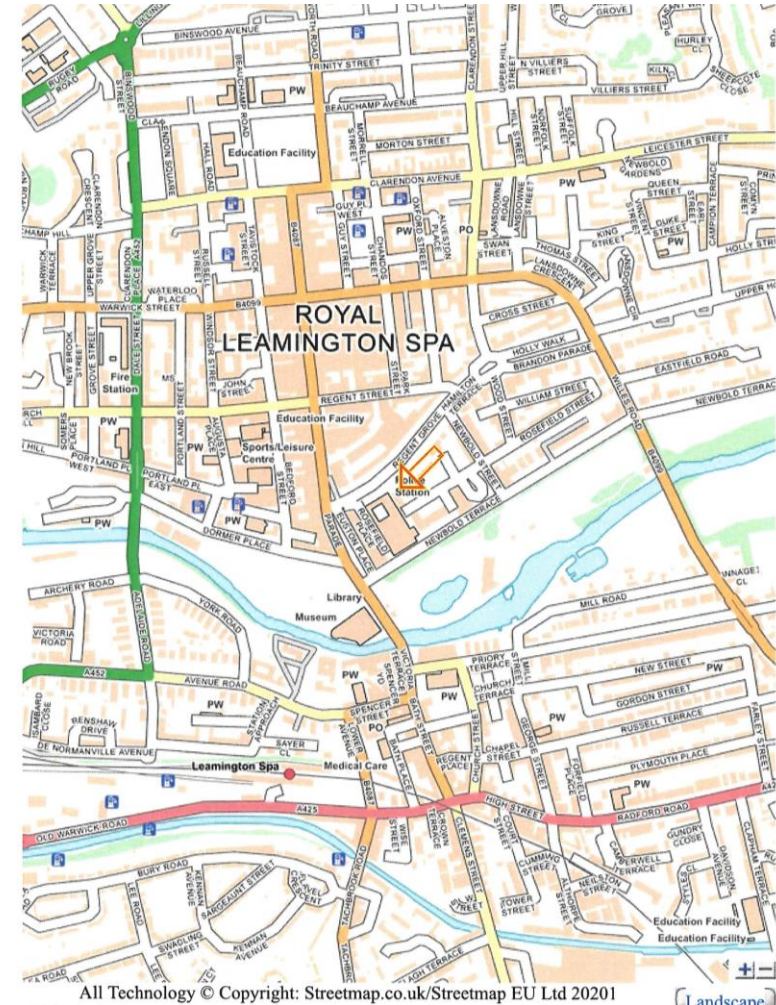
Leamington railway station is also within walking distance and provides services to London Marylebone (1hr 15min), Birmingham Grand Central (40 mins) NEC/Birmingham Airport (c.30mins).

Furthermore, Leamington Spa is located 5 miles from Junction 13 & 14 of the M40 Motorway which, in turn, leads to the Greater West Midlands motorway network.

Description

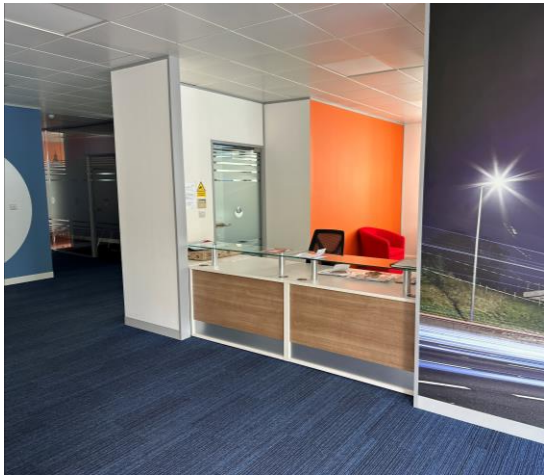
Specification Includes:

- Fully fitted ground and first floor accommodation, cabled and ready for immediate occupation.
- Internal lift and staircase.
- Double height atrium.
- Partitioned meeting rooms and boardroom on the ground floor.
- Generally open plan with partitioning with 3 meeting rooms on the first floor.
- Access available from the rear off Rosefield Street to 2 car parking spaces and an enclosed garage / store area which can house a further 3 cars.
- Air conditioned with supplementary gas fired central heating radiators.
- Kitchen facilities on ground and first floor.



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[Landscape]



Accommodation

Floor	Size (Sq Ft)	Size Sqm
Ground	2,495	231.79
First	2,814	261.42
Total	5,309	493.21

Floors can be taken on individual subleases or taken together on a single sublease.

Services

We understand that all mains services are connected to the site 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.

Tenant will also be responsible for their own Data and Cabling however, it is believed that Fibreoptic supply is available in the immediate area. Tenants should make their own enquiries with the relevant Internet providers.

Planning

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

Business Rates

The property is assessed for Rating purposes as follows

Rateable Value Ground floor :	£33,750
Rateable Value First floor :	£35,250

EPC

Ground and first floor have an EPC of B42 - a copy can be made available upon request.

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance, currently £.85 psf.

Tenure

The property is available at £20 psf on a sublease or alternatively, an assignment of the lease on the whole building with a sublease granted on the 2nd floor at a rent of £18.63 psf.

Please note that all figures quoted are exclusive of VAT which is applicable.

A lease can be granted up until September 2026.

Legal Costs

Each Party will meet their own legal and professional costs in connection with the transaction.

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.

Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

Bill Wareing FRICS, Wareing & Company

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan Blood MRICS, Wareing & Company

T 01926 430700 • M 07736 809963

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Or

Will Osborne, COREP

T 07542 282986 • M willo@co-rep.com

Wareing & Company

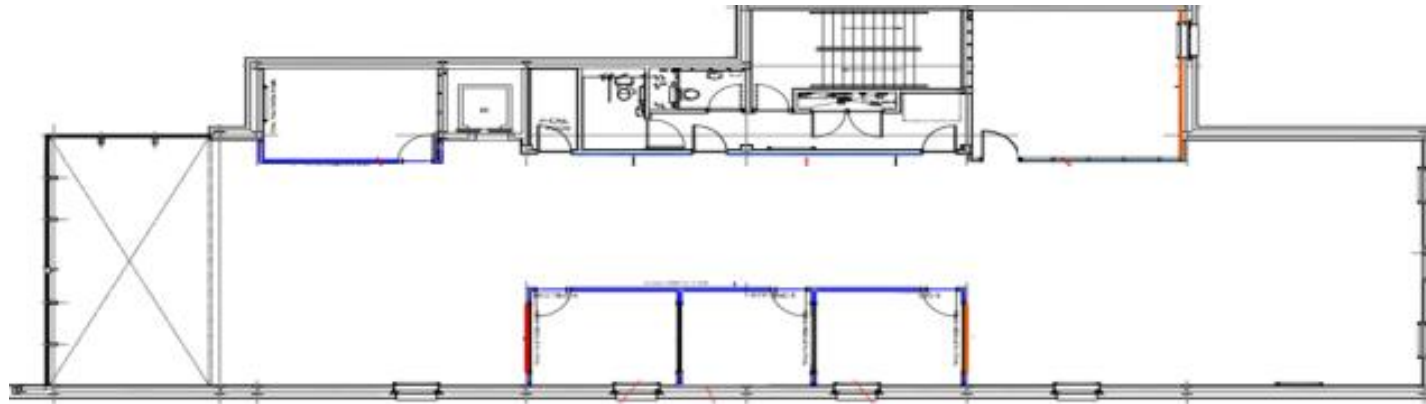
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk

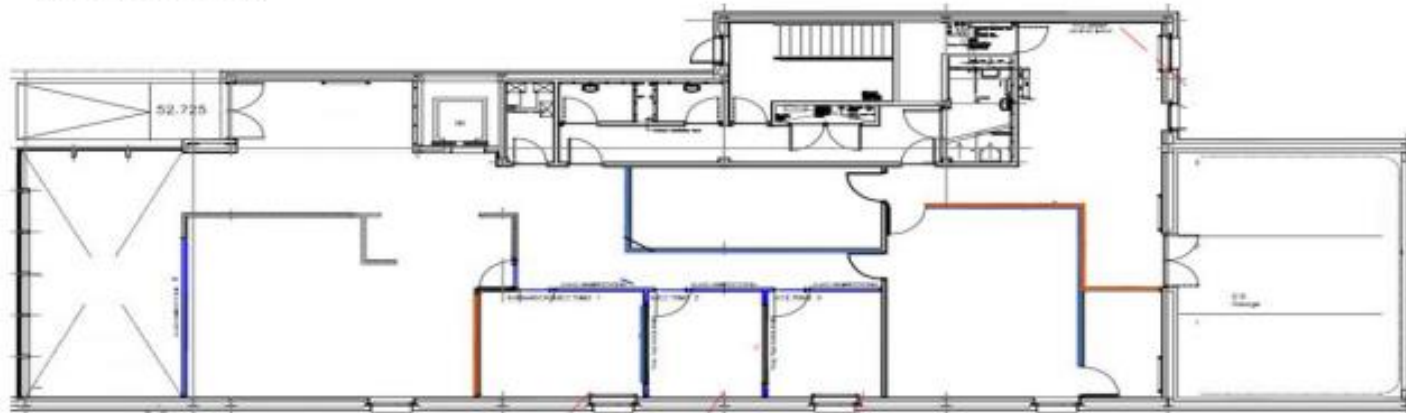




Floorplan



FIRST FLOOR



GROUND FLOOR