



To Let / For Sale

1 Jephson Court

Tancred close • Leamington Spa • CV31 3RZ

- A Modern, 2 storey, Detached Office Building
- Comprising 4 largely open plan floorplates.
- Available Immediately
- Car parking on site for 27 cars.
- Great location within Close Proximity of J14 of M40 Motorway and Leamington Retail Park
- Accommodation Available:-
Total 5,880 Sq Ft (546.28 Sq M)

Rent: £95,000 pax

Long Leasehold: £975,000 excl.

Location

Jepson Court is located directly off Queensway, which runs between the A452 (Europa Way) and the B4087 (Tachbrook Road).

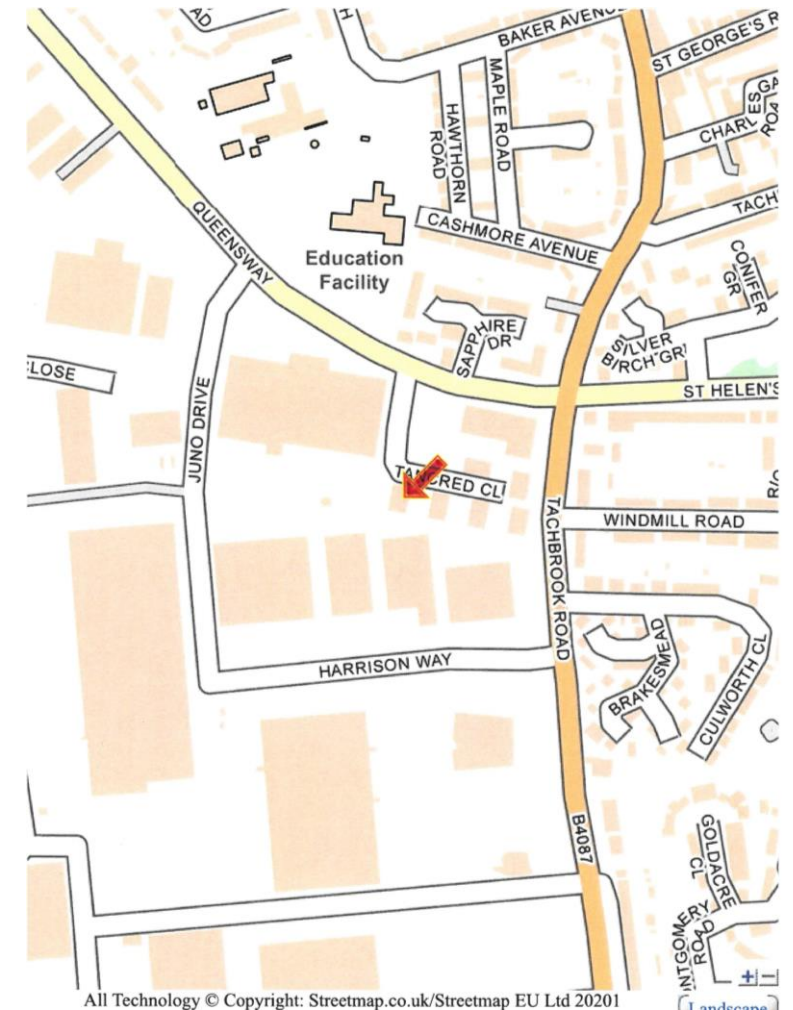
Leamington Spa town centre is approximately 1.5 miles to the north together with Leamington Spa railway station which provides regular train services to Birmingham and London Marylebone.

The property is located approx. 1.5 miles from junctions 14 and 15 of the M42 Motorway, approximately 25 miles south-east of Birmingham and some 12 miles south of Coventry.

Description

Specification Includes:

- Detached 2 story office building
- Under Floor Heating
- Air Conditioning
- Low-level perimeter trunking and network cabling
- LED Lighting
- Double glazed Aluminium framed windows
- Disabled WC & shower facilities
- Bike Store
- Carpet tile floor coverings
- Car parking for up to 27 cars
- Internal partitioning
- Certain furniture available





Accommodation

Floor	Size (Sq Ft)	Size (Sqm)
Ground Right	1,470	136.57
Ground Left	1,470	136.57
First Right	1,470	136.57
First Left	1,470	136.57
Total	5,880	546.28

Services

All mains services are connected to the property. Heating and cooling is a mixture of gas fired under floor heating and air conditioning. 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 (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £72,500 (1 April 2023)
Rates Payable: £37,120 per annum

EPC

C60 - A copy can be made available upon request.

Service Charge

A service charge is levied by the freeholder to cover the repair and maintenance of the spine road, communal landscaped areas, and the security barrier and CCTV. The annual service charge is £1,962.50 at present.

Tenure

The property is available by way of a full repairing and insuring lease for a term to be negotiated.

Alternatively, the property is available on a long lease for 999 years from 1 July 1999 at a peppercorn.

Rent / Price

£95,000 per annum excl. VAT and all other outgoings.

Long leasehold **£975,000** exclusive of VAT.

Legal Costs

Each Party will meet their own legal and professional costs.

Promotional Video Link

<https://vimeo.com/859747079>

Viewing Arrangements:

Strictly by prior arrangement with the agents:

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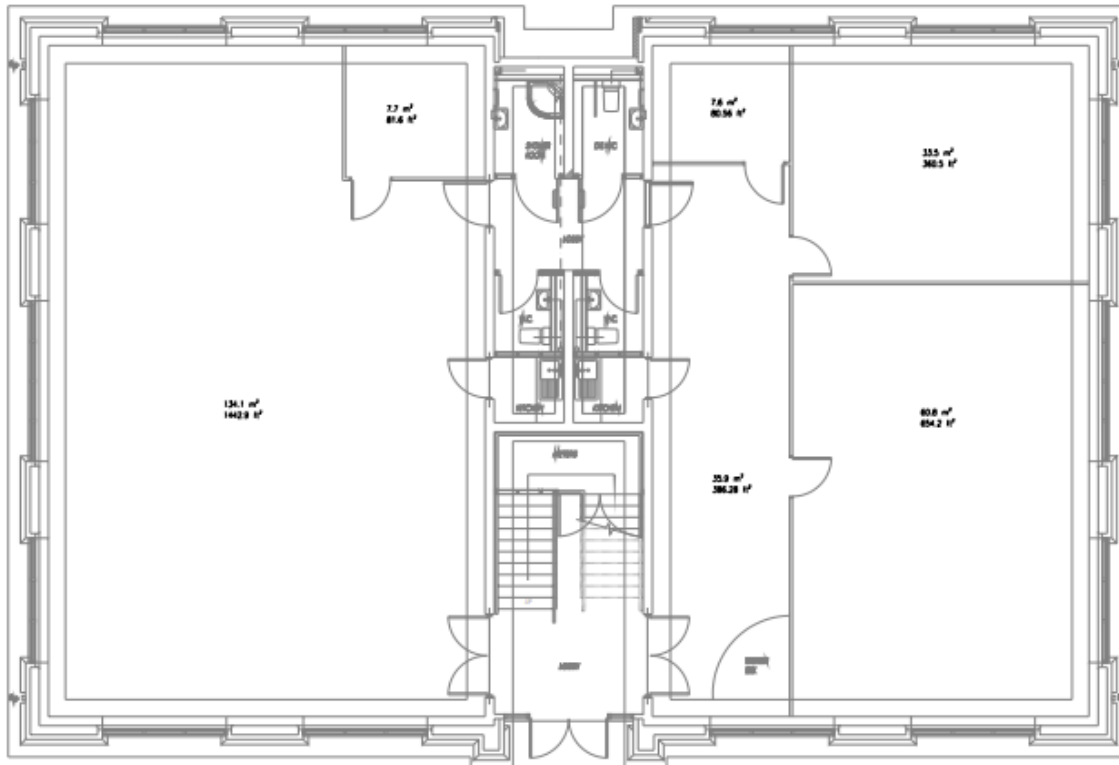
www.wareingandcompany.co.uk



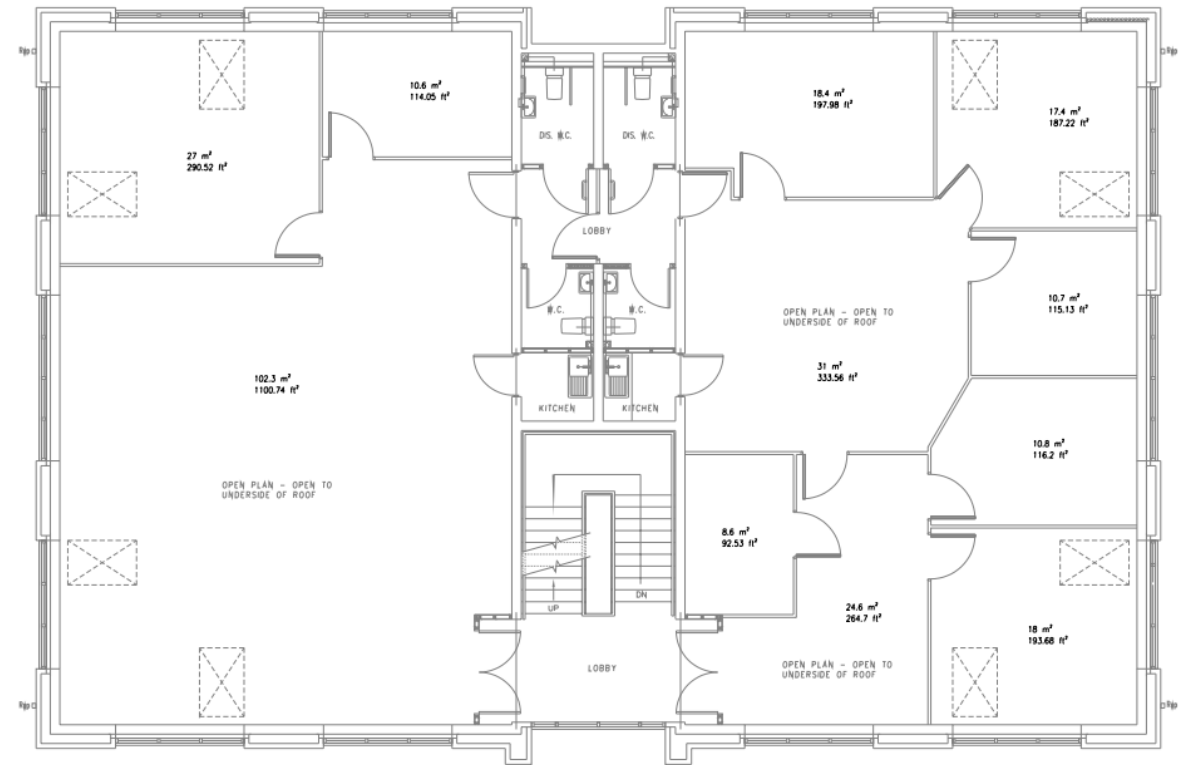


Floor Plan

Ground Floor



First Floor



Site Plan

