

# To Let

## 3 Russell Street

Leamington Spa • CV32 5QA

- Modern mid terrace, self-contained office accommodation arranged over 2 floors.
- Available immediately on new lease.
- Great Town Centre location, close to amenities and a short walk from Leamington Station.
- On road Pay & Display parking plus next to Convent Garden surface car park.
- Accommodation Available:

1,030 Sq Ft (95.68 Sqm)

**Rent £12,875 pax**



## Location

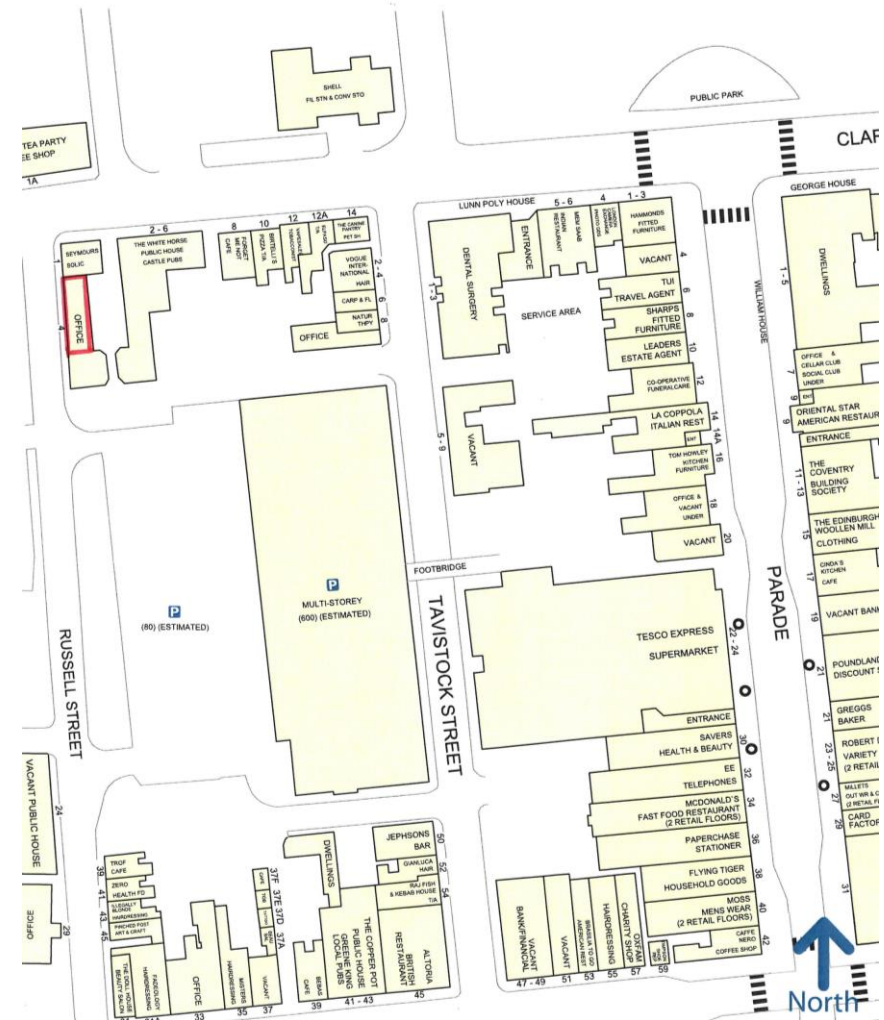
Russell Street is approximately 150 metres to the west of Parade, the main shopping street in the town, and connects Warwick Street and Clarendon Avenue.

The retail and leisure facilities of the town are within a one minute walk and include the rear entrance to Tesco Metro off Tavistock Street. 'Pay and Display' on street car parking is immediately outside the subject building with some free all day parking in Clarendon Square and Beauchamp Hill respectively.

## Description

Specification Includes:

- Purpose built mid terrace office with rendered and painted period style front elevation.
- Ground floor largely open plan accommodation, tea point and WC.
- First floor open plan office with two additional WC's.
- Timber framed sash windows to the front and rear.
- Combination of solid and suspended floors with laminate and carpet tile floor covering.
- Gas fired central heating.
- Wall mounted telephone and data points.
- Category II strip lighting.
- Fire alarm and intruder alarm.







## Accommodation

	Sq Ft	Sq M
Ground	515	47.84
First	515	47.84
<b>Total</b>	<b>1030</b>	<b>95.68</b>

## 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.

## EPC

E123 – A copy can be made available on 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

The property is available by way of a new Full Repairing and Insuring lease for a term to be negotiated.

## Rent

**£12,875 per annum** plus VAT payable quarterly in advance.

## Business Rates

Rateable Value: £11,250 (April 2023)

For occupiers who are eligible for Small Business Rate Relief a saving of up to 100% could be available. For confirmation on this and potential eligibility, please liaise with Warwick District Council Business Rates Department on 01926 456760.

## Legal Costs

Each Party will meet their own legal and professional costs.

## 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](mailto:Jonathan.blood@wareingandcompany.co.uk)



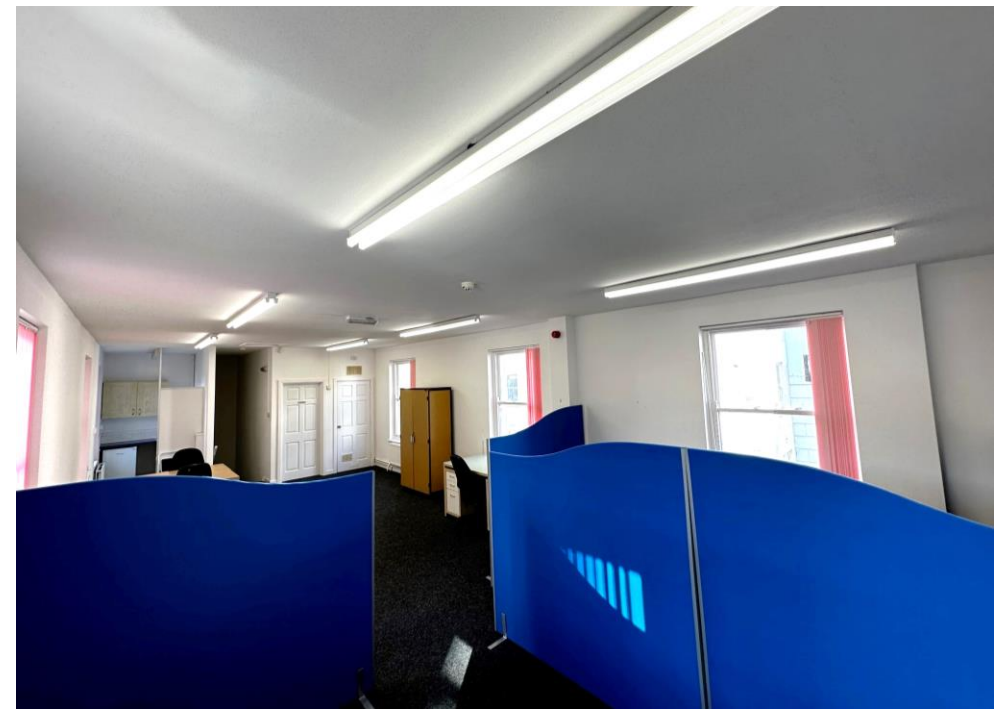
## Wareing & Company

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

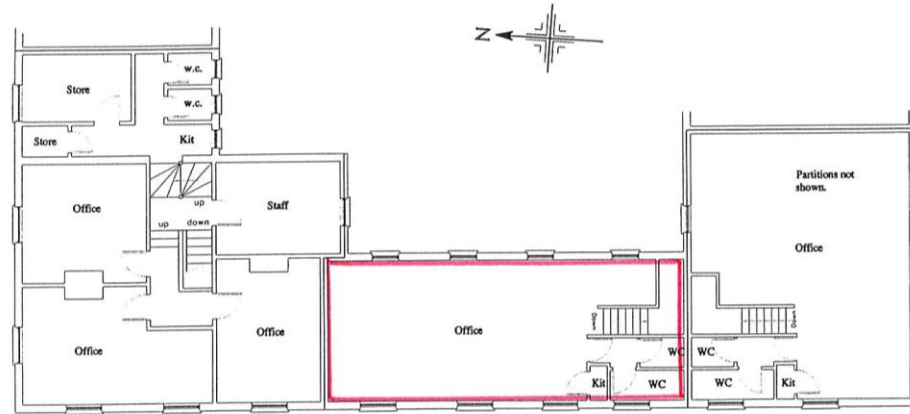
[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)



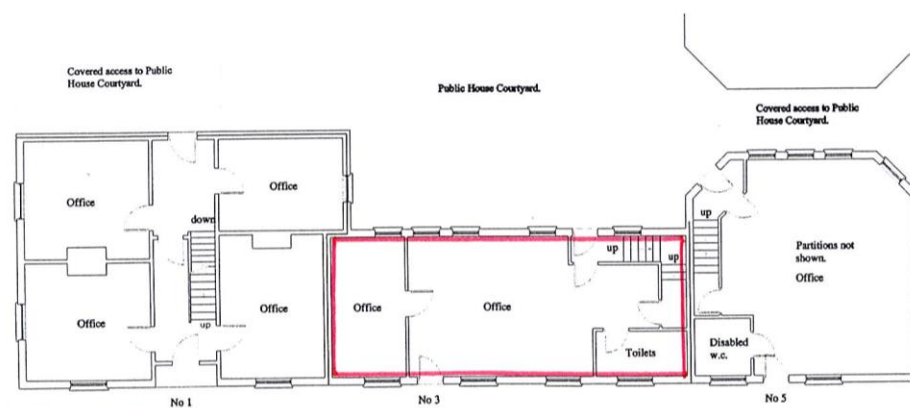




Floorplan



FIRST FLOOR PLAN AS EXISTING.



GROUND FLOOR PLAN AS EXISTING.