

To Let

Cranford House

Kenilworth Road • Leamington Spa • CV32 6RQ

- Modern 2 storey offices set within former residential estate
- Available soon on new lease
- Excellent Location close to M40, A46 & Leamington Town Centre
- Excellent on-site parking provision for 86 Cars. Parking ratio 1:132
- A mixture of large open plan floorplates and glazed partitioned rooms.
- Accommodation Available:

5,666 – 11,373 sq ft

(526.41 – 1,056.58 sqm)

Rent: £105,000 - £211,000 p.a.x

Location

Cranford House is situated on the Cranford Estate, a former residential estate situated directly off the A452 Kenilworth Road close to its junction with the A46 dual carriageway in a rural location 1.7 miles north of Royal Leamington Spa Town Centre.

Royal Leamington Spa is located to the South-East of the West Midlands conurbation and lies approximately 24 miles (38 km) to the South-East of Birmingham, 10 miles (16 km) south of Coventry and 2 miles (3.2 km) east of Warwick.

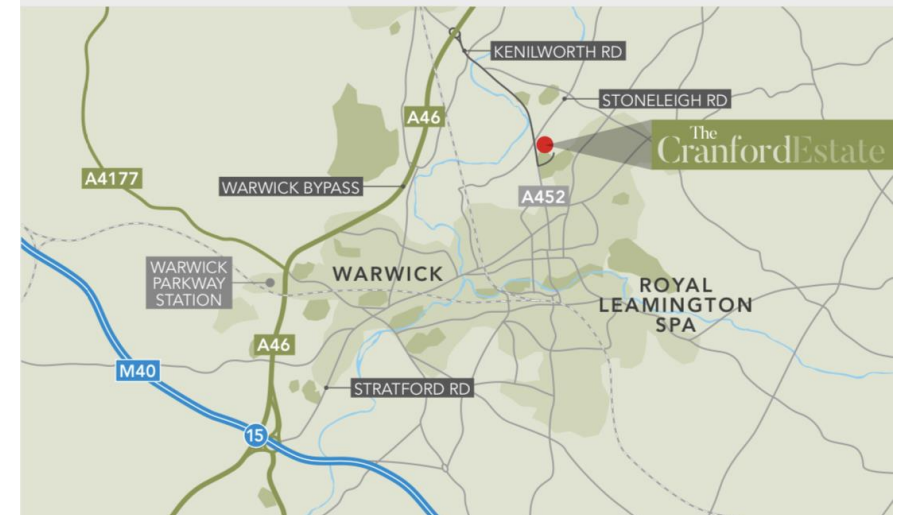
Junctions 14 and 15 of the M40 are within 5 miles (8 km) of the Town Centre which provides access to both Birmingham and the South East, whilst Coventry is within easy reach via the A46 dual Carriageway.

The A452 is the principal north-south route within the area connecting Royal Leamington Spa with the M40 and the A46.

The property also enjoys good accessibility to the rail network with Leamington Spa and Warwick Parkway railway stations being in proximity, providing regular services to London Marylebone and London Euston with journey times between 1 hour 16 mins and 1 hour 46 mins.

The nearest passenger airport is located at Birmingham International Airport, some 17 miles (27 km) to the North-West.

Other surrounding uses comprise a variety of residential and converted commercial accommodation including the Nuffield Health Warwickshire Hospital.





Description

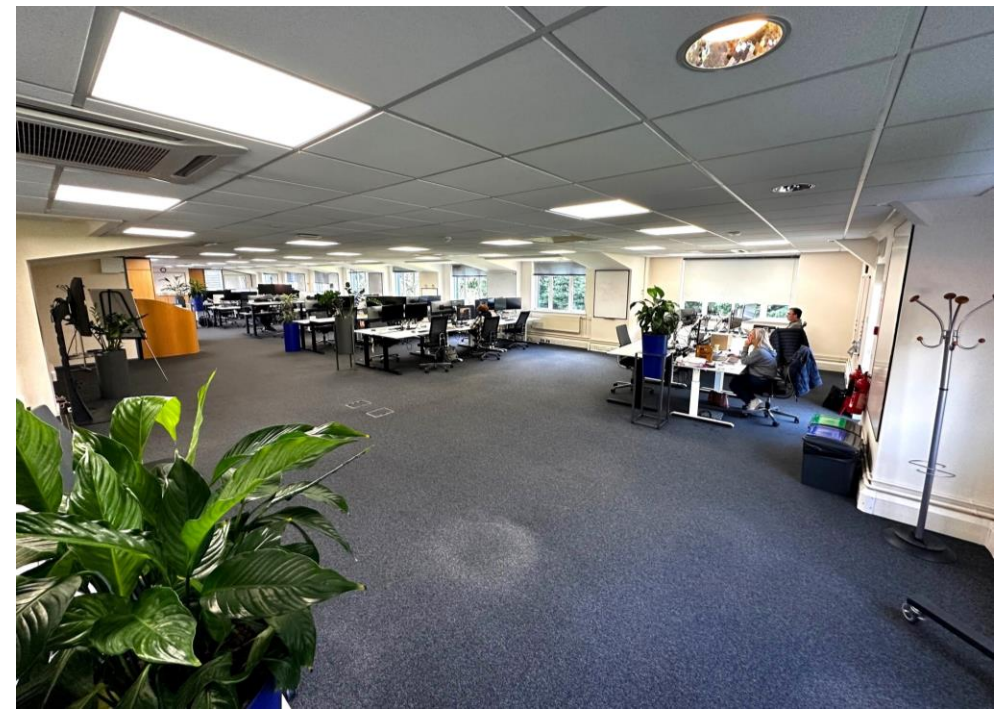
The property itself comprises:

- A two storey modern office building arranged in an L shaped configuration.
- Suspended Ceilings with Recessed LED Panel Lighting.
- Perimeter Trunking plus channelled floor boxes to part.
- Glazed internal partitioning.
- A mixture of carpet tile and laminate floor covering.
- Male & Female WC's and kitchen facilities are located on both floors plus Shower facility and DDA compliant WC on Ground Floor.
- Central Heating and Air-conditioning.
- On Site Parking for up to 86 cars plus Bike Storage.

Accommodation

Floor	Size Sq. Ft. (NIA)	Size Sq. M. (NIA)
Ground Floor	5,666	526.42
First Floor	5,707	530.16
TOTAL	11,373	1056.58





Services

Mains water, gas and electricity 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. There is private drainage to a sewage treatment plant which has a licence to discharge, the cost of which is included in the service charge referred to below.

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.

EPC

D78 - A copy of which can be made available upon request.

Business Rates

Rateable Value:	£155,000 (2023 Rating List)
Rates Payable:	£79,035 per annum

Service Charge

An estate service charge is levied to contribute towards the maintenance and upkeep of the external communal areas. For the year to 30th September 2024, this is £27,400.

The annual building insurance is re-charged and for the year to May 2024 is £1,550.

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 either as a whole or on a floor-by-floor basis at a quoting rent of **£105,000 - £211,000 PAX**.

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

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

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Nuffield Health Warwickshire Hospital

Cranford House

The Manor House

Parkland

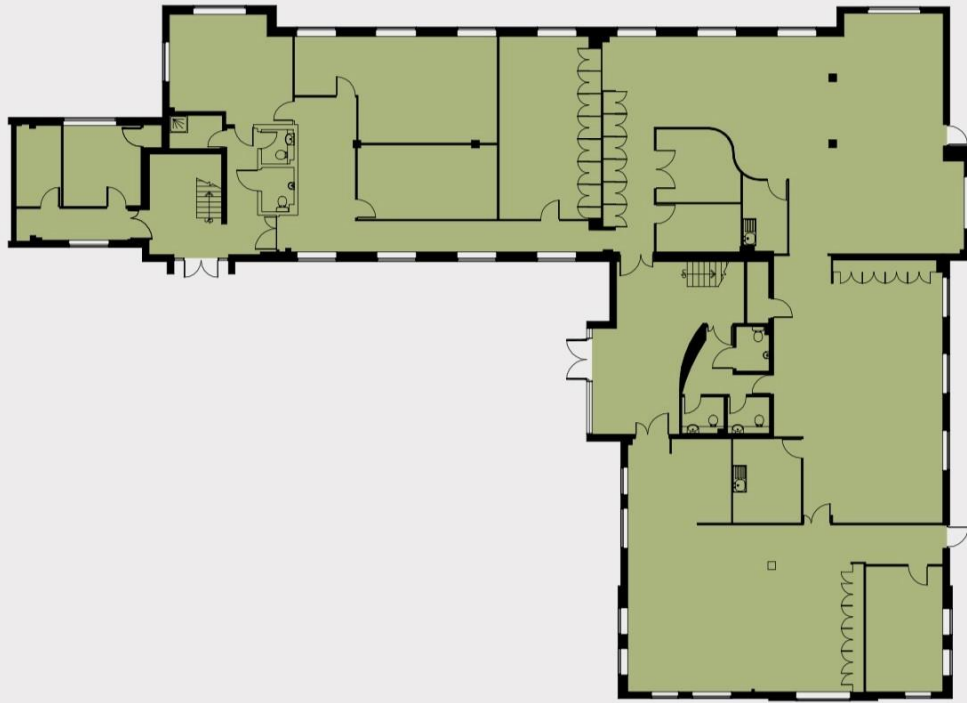
North Lodge

South Lodge

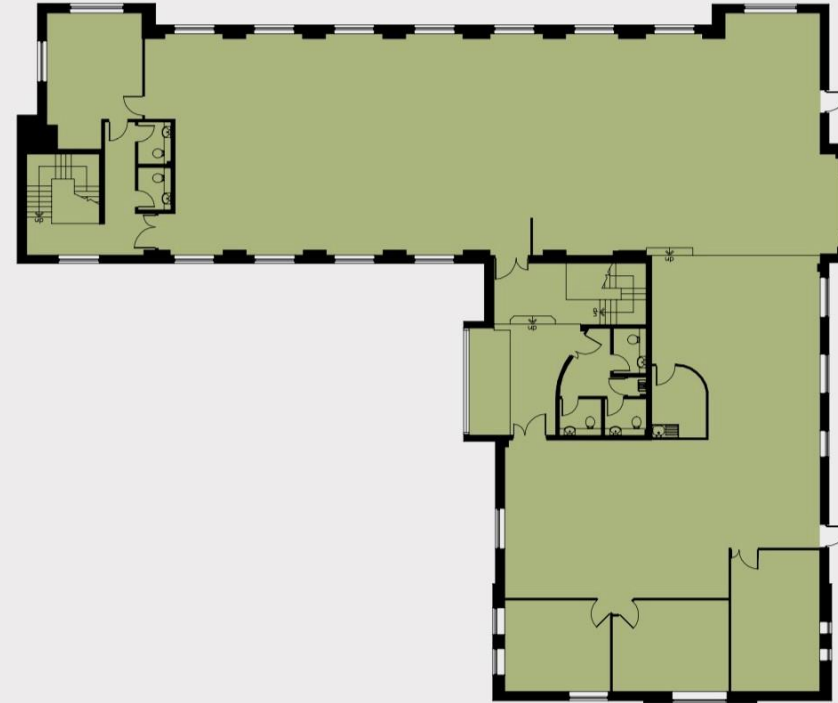
South Lodge Car Park

KENILWORTH ROAD | BLACKDOWN | ROYAL LEAMINGTON SPA | CV32 6RQ

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Ground Floor



First Floor