



To Let

12 Euston Place

Leamington Spa • CV32 4LJ

- Well Presented Ground Floor & Basement Office Accommodation
- Available Q2 2024 on New Lease
- Sought After Town Centre Location in heart of Central Business District
- Within close proximity of Leamington Station
- Short-stay pay and display parking to front of property
- Accommodation Available:
Total: 883 Sq Ft (82.03 Sq M)

Rent £19,500 Per Annum

Location

The subject property is situated on Euston Place, which comprises an attractive parade of period properties which have been converted to commercial uses and is set behind a service road leading off the bottom of The Parade.

The surrounding area forms part of Leamington Spa's central business district and is located right in the heart of the Town Centre.

It is located just off The Parade (the towns primary shopping destination) and proves popular with Estate Agents and other professional service operators.

Euston Place is easily accessible by vehicle with short stay pay and display parking directly outside and is a 10- minute walk from Leamington Station which provides access to London Marylebone (1hr 15 mins), Birmingham Grand Central (40 mins) and Birmingham NEC/Airport (30 mins).

Description

The property itself has been refurbished to a high specification and comprises:

- Grade II Listed, Mid-Terrace, Period Office Building with accommodation available at Ground and Basement.
- Carpet Tile floor coverings.
- Dado Level Perimeter Trunking and floor boxes (at ground floor level).
- Modern Lighting systems including suspended LED.
- Gas fired central heating.
- Reception and Impressive board room at ground floor.
- Offices, Storage, Kitchen & WC facilities at Basement level.
- Intruder Alarm and Door Intercom system.





Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Basement	497	46.17
Ground	386	35.86
Total	883	82.03

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.

Planning

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

Business Rates

Estimated Rateable Value: £7,900
Estimated Rates Payable: £3,871

Subject to occupier status, it is believed that occupiers may benefit from full Small Business rates relief.

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 internal repairing and insuring lease for a term to be agreed at a **Quoting Rent of £19,500 P.A.X.**

VAT is not applicable.

EPC

To Follow. –

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

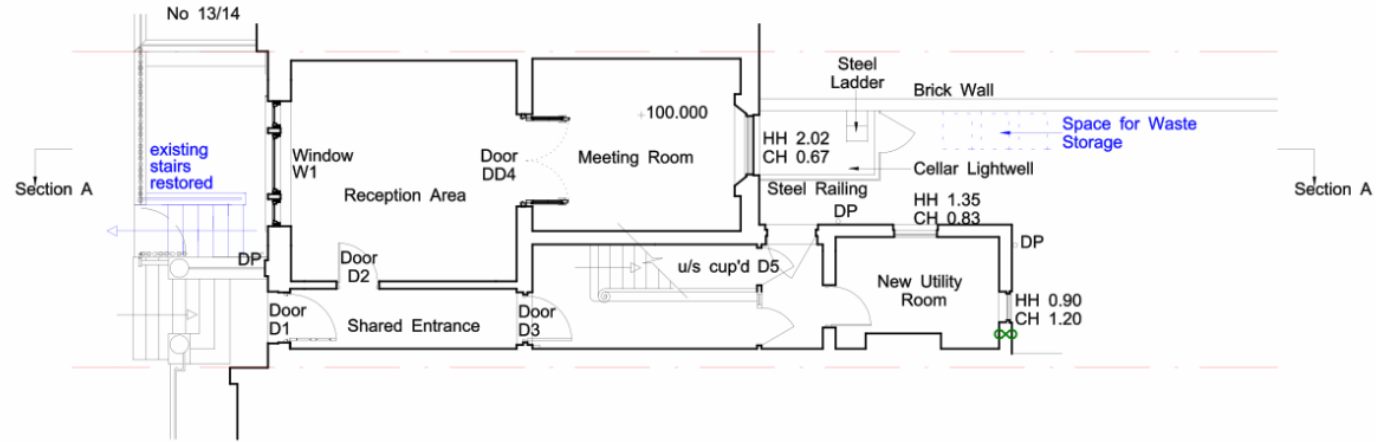
Jonathan M Blood MRICS
T 01926 430700 • M 07736 809963
E Jonathan.blood@wareingandcompany.co.uk



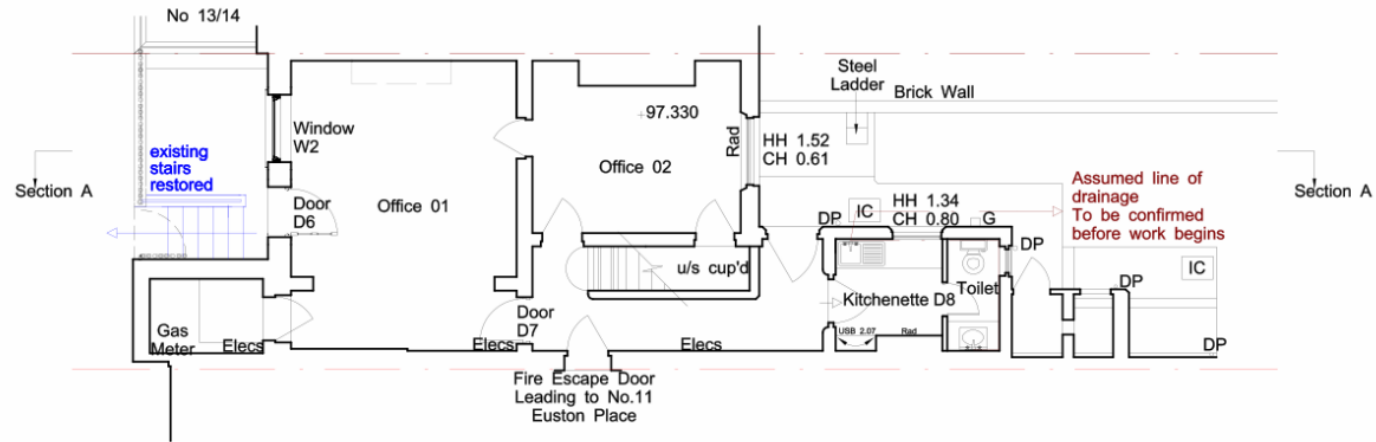
Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk





Proposed Ground Floor Plan



Proposed Basement Plan