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For Sale

Impressive Modern Offices

5,580 sq.ft (518 sq.m)

Unit 1 Jephson Court, Tancred Close, Leamington Spa, Warwickshire, CV31 3RZ

Accommodation

Unit 1 Jephson Court is a modern two-storey office building, sited at the entrance to Jephson Court, and provides high quality air conditioned offices at both ground and first floors. The building specification includes under-floor gas fired central heating, floor cable ducts, perimeter trunking, suspended ceilings with new LED lighting, double glazed powder coated aluminium windows, and fitted carpets throughout.

The building has been subject to a number of significant alterations over the years including the installation of high quality meeting rooms, executive suite, open plan offices, secure server room and open plan kitchens/breakout areas. The building is to be sold with the majority of the existing quality office furniture if required.

The front door leads to an impressive entrance hallway with a wide and light staircase providing access to the upper floors. The building is split into four quadrants, each accessed off the central stairwell and supported by WC and kitchen facilities at each floor.

The second floor houses the plant room which incorporates the gas fired central heating boilers and hot water cylinder. An external door leads to a roof deck which houses the air conditioning condenser units.

No. 1 Jephson Court is fitted with electric security shutters to the ground floor windows and main entrance. In addition, each quadrant is security fob accessed.

Each of the four quadrants provides approximately 1,483 sq.ft.,(137.82 sq.m.) of offices (net internal), so a total floor area of 5,932 sq.ft (551.3 sq.m).

Jephson Court is secured by an electric security gate at the main entrance which is closed evenings and weekends but can be opened, as required, out of hours. The site is also fitted with CCTV.

The office comes with parking for 27 vehicles.



Tenure

The building is offered for sale subject to balance of a 999 year ground lease (virtual freehold) subject to contract.

Services

All mains services are connected to the building. Heating to the property is via a gas fired under-floor central heating system along with a full air conditioning system. The property is also fitted with a comprehensive fire alarm system and intruder alarm system, which incorporates key fob access to all quadrants and secure offices. The building is network cabled throughout.

EPC C 60

Planning

Class E (Offices)

Price

£975,000.00 subject to contract. The vendor may consider granting an occupational lease.

VAT

The building can be sold free of VAT if required.

Rates

The building's rateable value for the current year is £72,500. Car parking has a total rateable value of £10,200.

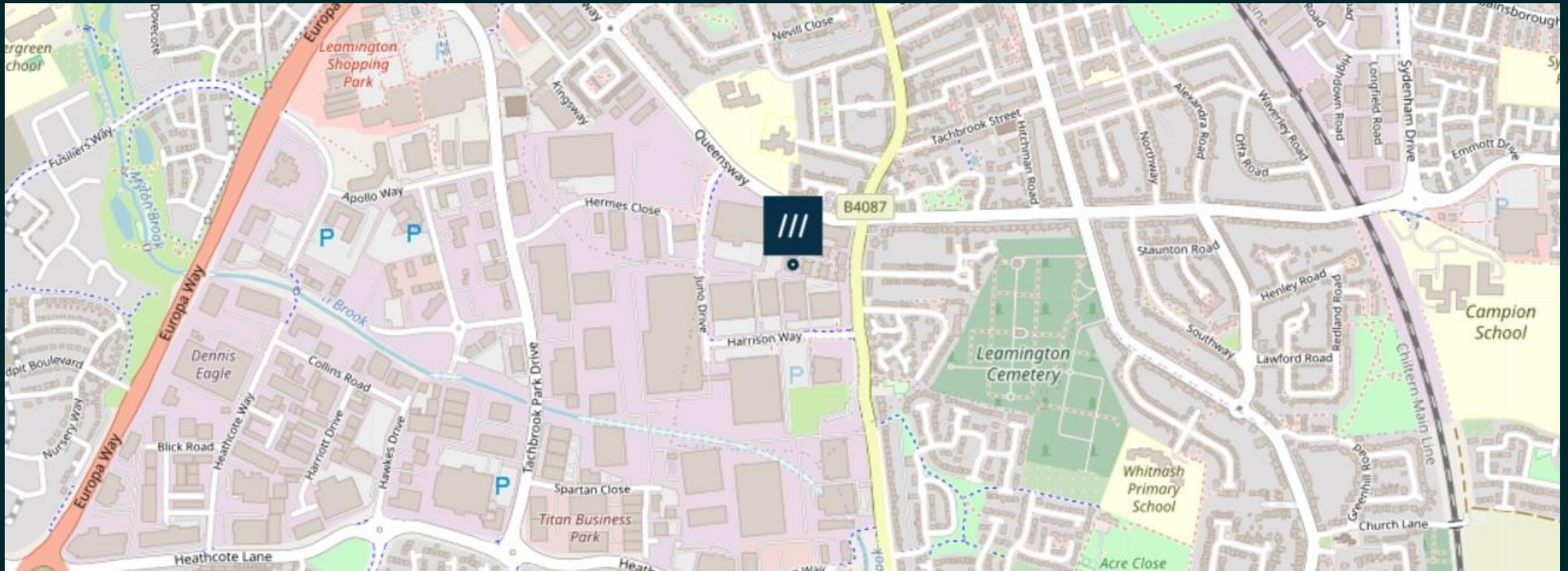
Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Service Charge

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





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