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commercial property experts

## To Let

To Let on New Lease

**2,225 sq.ft** (207 sq.m)

**Myton House, 40 Holly Walk, Leamington Spa, Warwickshire, CV32 4HY**

## Accommodation

Myton House is a fine example of a Grade II Listed Georgian detached villa, which has been sympathetically modernised and converted to excellent offices, with the added bonus of both an attractive garden but also very generous car parking.

The offices, split over two levels with ancillary cellar storage, have recently been refurbished to a high specification and comprise grey carpet tiles and LED lighting throughout. Many period features have been retained throughout the property, including original marble and slate fire surrounds, cornice and architraves, panelled doors and sash windows.

The building has gas fired central heating, data and power points throughout, a range of lighting (predominantly LED), fire and intruder alarms, and door entry system.

The property has a rear access off the tarmac car park which accommodates 7 cars.

In greater detail the accommodation comprises the following floor areas:

### Ground Floor

- Front entrance leading to an impressive hall
- Boardroom and meeting room/offices totalling 627 sq.ft
- Fitted Kitchen 161 sq.ft
- Comms Room 119 sq.ft
- 2 WCs
- Rear door

### First Floor

- Landing with built-in storage
- 4 Offices totalling 880 sq.ft
- Small Store
- Rear fire exit

### Cellar Storage

2 chambers totalling 438 sq.ft



## Location

Myton House is situated approximately 200 metres to the east of Parade, the principal retail area in the town. Located on the corner of Holly Walk and Newbold Street, it is adjacent to a mixture of converted period properties and purpose built office buildings. Holly Walk is one of the principal business locations and has attracted a host of professional companies including solicitors, accountants and surveyors, dentists and designers.

Free all day and time limited 'pay and display' on street car parking can be found in the immediate vicinity along with a multi storey car park a short distance away in Park Street and a surface level pay and display facility adjacent to the Spa Centre in Newbold Place.



## Tenure

By way of a new full repairing and insuring lease for a term to be agreed.

## Services

Mains gas, electricity, water and drainage are connected to the property.

## EPC

**D 82**

## Planning

Class E (Business) (formerly B1(a) Offices).

Food uses will not be considered.



## Rent

£38,000 per annum (exclusive of VAT) payable quarterly in advance.

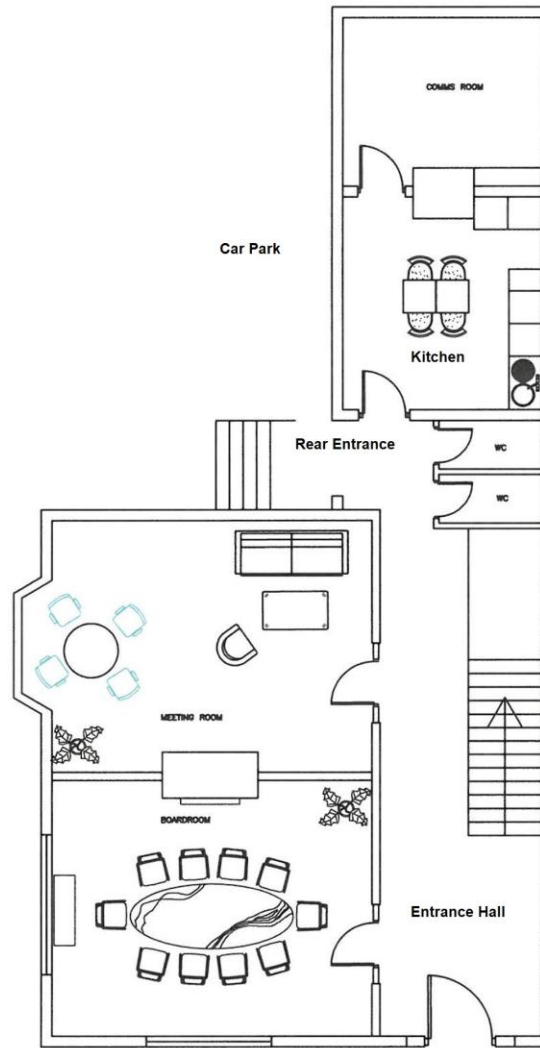
## Rates

The rateable value for the current year is £27,000.

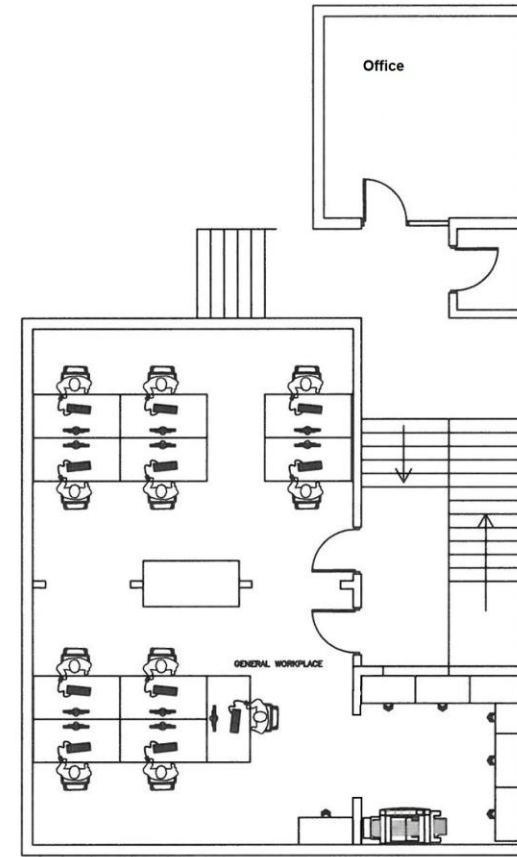
## Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.





Ground Floor



First Floor

**Myton House, 40 Holly Walk**

Plan is for illustrative purposes only