



APNA GHAR / HOME OF
KHALSA LEAMINGTON HOCKEY CLUB
INCORPORATING: MENS/LADIES FIBREBALL HOCKEY AND SOCIAL CLUB
← ENTRANCE ON LEFT SIDE TEL: 01926 470102

ehB
Reeves
commercial property experts

To Let

First Floor Town Centre Office

1,335 sq.ft (124 sq.m)

First Floor, 10 Wise Street, Leamington Spa, Warwickshire, CV31 3AP



Accommodation

The accommodation is accessed via an internal staircase onto a central landing with central corridor, leading to a mixture of various office/meeting rooms and stores. The office comprises a mixture of fluorescent tube lights and spotlights. Carpet tiles are fitted throughout and heating is by way of night storage heaters.

A kitchen facility and WC are also fitted on the first floor.

The office accommodation measures 936 sq.ft (86.92 sq.m)

The meeting room measures: 399 sq.ft (37.05 sq.m)

Totalling: 1,335 sq.ft (123.97 sq.m)

Location

Wise Street is located just off High Street, one of the main arterial roads servicing Leamington Spa. The property is situated less than 30 metres from High Street in an accessible location close to the junction with Tachbrook Road and Lower Avenue. The property is only a 200m walk from Leamington Spa Railway Station.

The property is just a short walk from local amenities, including cafes, restaurants & bars and convenience stores.

Parking is available on site.



Tenure

The accommodation is offered on a new lease for a term to be agreed. The lease will be drawn on internal repairing and insuring terms, and will be excluded from Sections 24-28 (inclusive) of the Landlord & Tenant Act 1954.

Services

All mains services including gas, electricity water and drainage are connected.

EPC TBA

Planning

Class E

Rent

£18,500 per annum. Rent is inclusive of heating and electricity, insurance, window cleaning, refuse and health and safety. Exclusive of business rates, telecoms and internet.

Rates

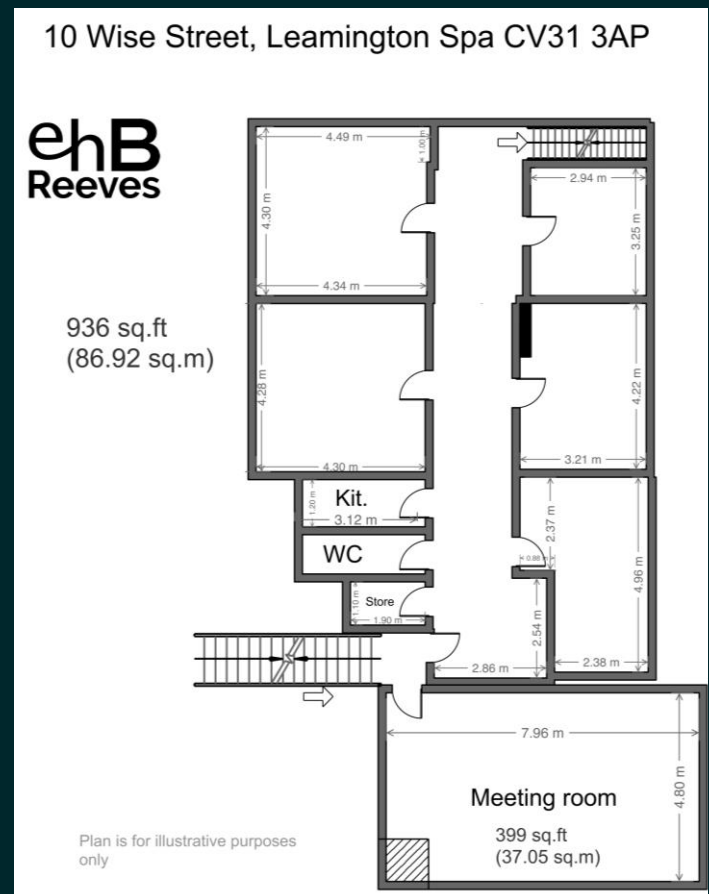
There is currently a merged rating assessment for the Ground and First Floors, should this be split, we would expect the first floor to qualify for 100% Small Business Rates Relief (subject to status).

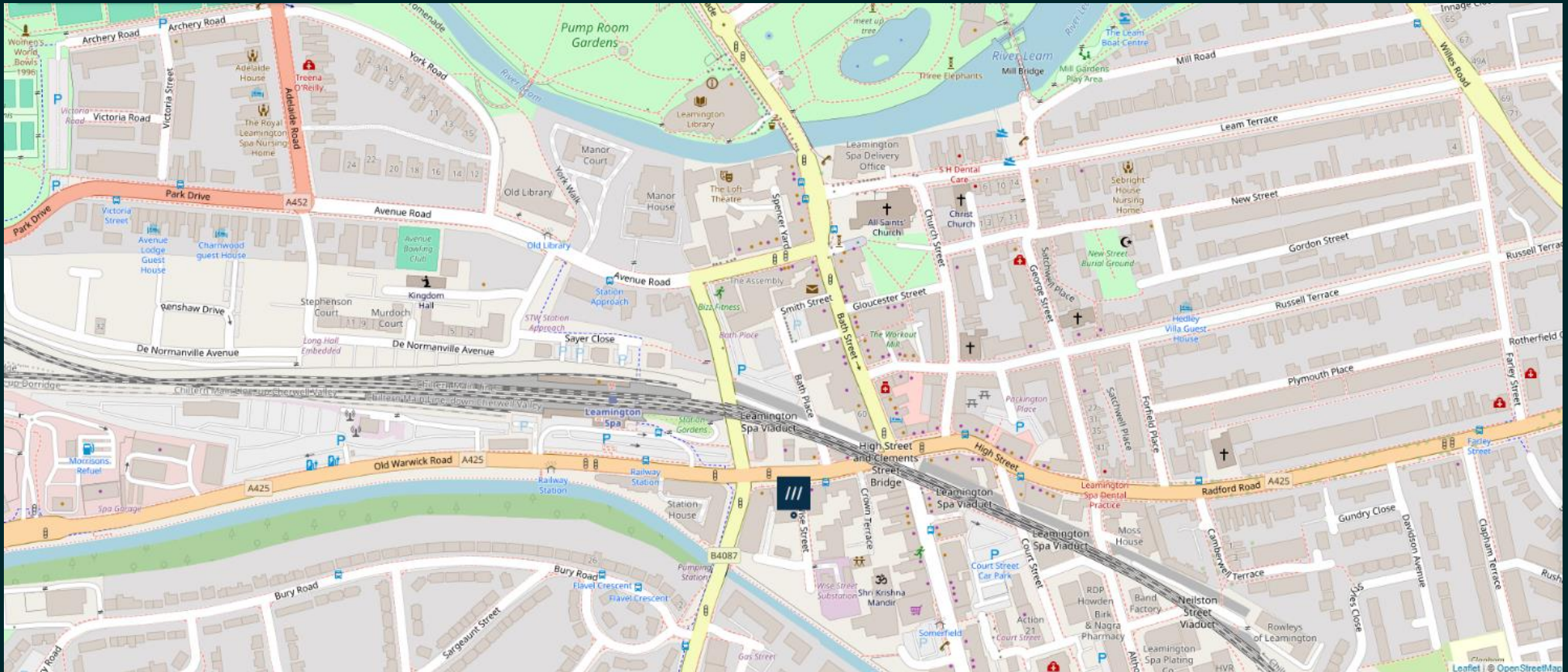
Legal Costs

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

Service Charge

There is no service charge.





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CV32 5QN

For viewing arrangements, contact:
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