

02476 450045

FIRST FLOOR OFFICE TO LET



144 PARADE, LEAMINGTON SPA, CV32 4AG

965 SQ FT (89.75 SQ M)

- * Located in Leamington Town Centre
- * Self Contained Office Premises
- * Entrance off Parade

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Location

Leamington Spa Town Centre is approximately three miles from Warwick and four miles from the A46. The railway station is a short walk from the subject property, providing a regular service to Coventry, Birmingham and London Marylebone.

The property is located at the southern end of the Parade, Leamington's principal thoroughfare. Adjacent occupiers include Rosa's Thai Restaurant, Co-operative Food, Premier Inn Hotel and A-Plan Insurance. The Town Hall and the southern entrance of Regent Court Shopping Centre are opposite.

Description

The premises is a four-storey period building with retail on the ground floor and offices above.

The subject first floor offices are accessed directly off Parade. A video intercom handset controls access from the entrance door.

The floor comprises of a front office overlooking the Parade and a rear office. They benefit from heat pump air conditioning units, carpet tiles, suspended ceilings and LED light panels in the rear, periodic ceiling and fluorescent lighting in the front office and a mix of skirting and dado level trunking. There are male and female toilets and kitchen facilities.

Accommodation

First Floor (2 Offices)	89.75 sq m	965 sq ft
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Services

All mains services are connected, with the exception of gas.

Lease

The Offices are available on anew flexible Lease, per floor or as a whole.

Rent

£12,500 per annum exclusive of VAT, to be levied on rent and other lease outgoings.

Business Rates

Rateable Value £10,000

We believe this to be below the Small Business Rates threshold, therefore business rates are not payable. All parties must rely on their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs including stamp duty and VAT payable

thereon. **EPC Rating** - D95

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Viewing

Strictly by Appointment with the sole agent:

DRAKE HOWARD PROPERTY LIMITED

4 Leofric Court
Progress Way
Binley
Coventry
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