

TO LET

83 WARWICK STREET
LEAMINGTON SPA, CV32 4RJ



FIRST FLOOR OFFICE SUITE

513 sq ft (47.69 sq m) (Approx. Total Gross Internal Area)

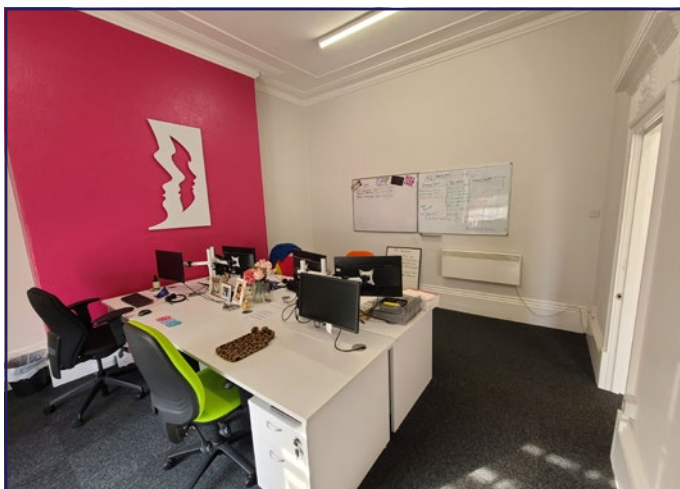
- Prominent town centre location
- Rent £8,950 per annum

LOCATION

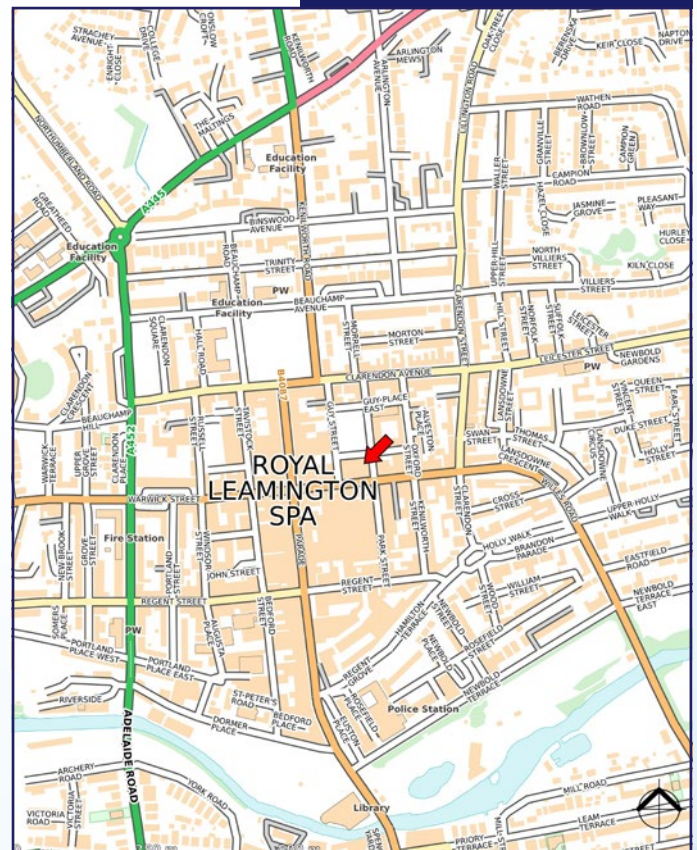
The property is situated in a prominent position on Warwick Street in the heart of Leamington Spa town centre. Warwick Street is a well-established commercial thoroughfare with a mix of national and independent retailers, cafes, and professional office occupiers. The location benefits from excellent public transport links and is within walking distance of Leamington Spa railway station. There is convenient access to the surrounding motorway network, with Junctions 13 and 14 of the M40 within a short drive, providing connectivity to Birmingham, Coventry, and London.

DESCRIPTION

The available accommodation comprises a self-contained first floor office suite forming part of a three-storey mid-terrace period property of traditional brick construction under a pitched slate roof. The office suite benefits from a mix of open-plan and cellular space, natural light, carpeted flooring, heating, and LED lighting. Shared WC and kitchenette facilities are provided. The space is ideally suited to professional office users seeking a central location with character.



POSTCODE: CV32 4RJ



ACCOMMODATION

The property provides the following approximate net internal floor area:

	SQ M	SQ FT
First Floor Office	47.69	513
TOTAL Approx. Gross Internal Area	47.69	513

RENT

£8,950 per annum exclusive

LEASE TERMS

The suite is available by way of a new internal repairing and insuring lease for a term to be agreed.

BUSINESS RATES

Listed as Offices and Premises.

Rateable Value (2023 List): £6,300.

Interested parties are advised to make their own enquiries with Warwick District Council regarding rates payable. Small Business Rates Relief may be applicable, subject to eligibility.

PLANNING

We understand the property benefits from planning consent for Use Class E (Commercial, Business and Service), making it suitable for a variety of office-based uses.

Interested parties should make their own enquiries to ensure the premises are suitable for their intended use.

VAT

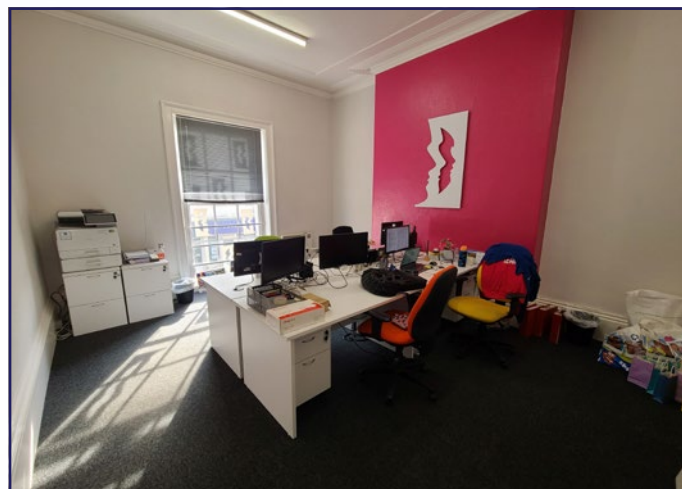
All figures quoted are exclusive of VAT, which may be chargeable in addition.

LEGAL COSTS

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

EPC

An EPC is available upon request.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 08/25

Harris Lamb Limited Conditions under which particulars are issued.

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(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

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