

To Let – Modern Suites

Milverton, Leamington Spa

409 - 931 sq.ft (38 - 86 sq.m)

ehB
Reeves
commercial property experts



Gunnery House, Gunnery Terrace, Leamington Spa, Warwickshire, CV32 5PE

Accommodation

The property is a unique three storey period building, which was sympathetically restored to provide modern high quality office space, retaining many of its period features, such as exposed timber beams, impressive flagstone floor, tall ceilings, and a well presented entrance courtyard.

The office specification includes, network trunking, LED Spot and Strip lighting, part laminate and part carpet tiled flooring, all offices have shared use of communal WC and kitchen facilities. There is a tea point & sink subtly fitted into the second floor RHS office. A meeting room is available on the ground floor which can be used by booking.

The suites in greater detail measure:

First Floor Suite: 720 sq.ft

Second Floor Left Hand Side: 522 sq.ft

Second Floor Right Hand Side: 409 sq.ft

The second floor suites are available individual or as a whole floor, which would total 931 sq.ft.

Location

Gunnery House is located in a quiet residential road, Leamington Spa. Nearby to local amenities on Rugby Road, and being a short walk into the town centre. The location provides easy access to Leamington Spa high street, amenities and railway station; being between two main arterial roads in and out of town, Rugby Road and Warwick Place, which feed into the regional road networks.

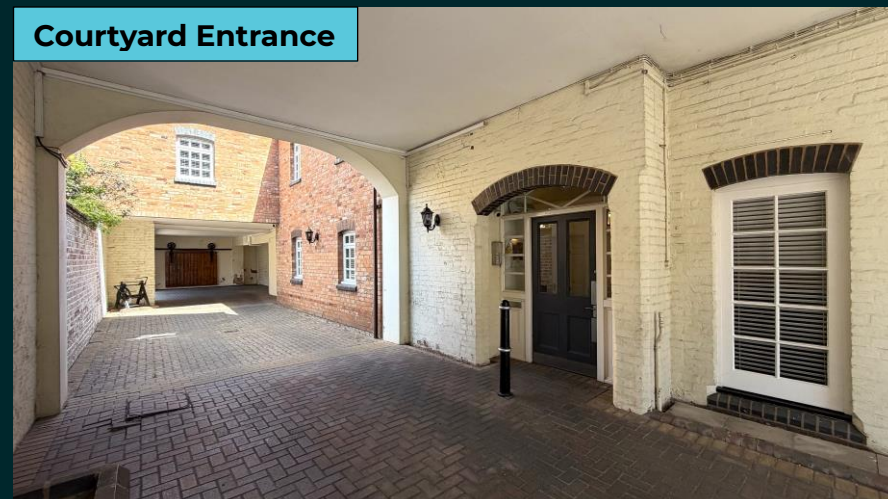
Free on street parking is available on Gunnery Terrace and other surrounding roads.

Tenure

Available by way of a sublease for a term to be agreed. Minimum term length of 12 months.

SAT NAV: CV32 5PE

Courtyard Entrance



First Floor Suite



First Floor Suite



Services

Mains electricity, water and drainage are connected to the property. Interested parties should not rely on this as a statement of fact and should satisfy themselves with their own inspection.

EPC D 94

Planning

Class E

Rent

Part First Floor: £10,750 per annum (excl.)

Second Floor LHS: £6,250 per annum (excl.)

Second Floor RHS: £4,750 per annum (excl.)

Second Floor Whole: £11,000 per annum (excl.)

Rates

Rateable Values:

Part First Floor: £9,900

Second Floor LHS: £6,200

Second Floor RHS: £5,000

Each suite qualifies for 100% small business rates relief subject to the status of the occupier.

Legal Costs

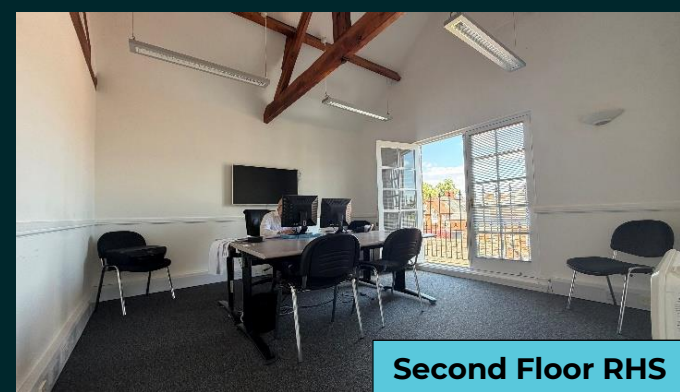
Each party will be responsible for their own legal costs associated with this transaction.

Service Charge

TBC



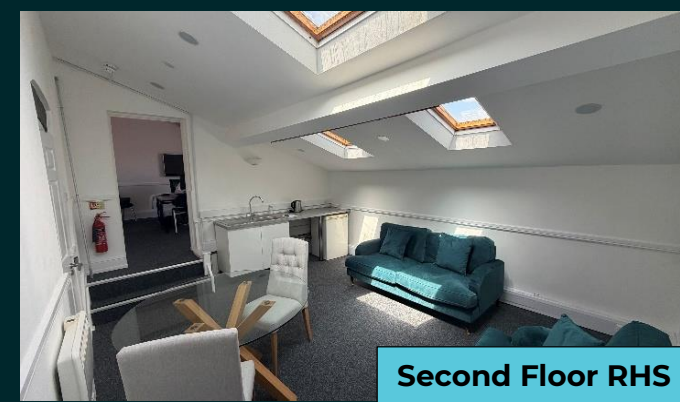
Second Floor LHS



Second Floor RHS



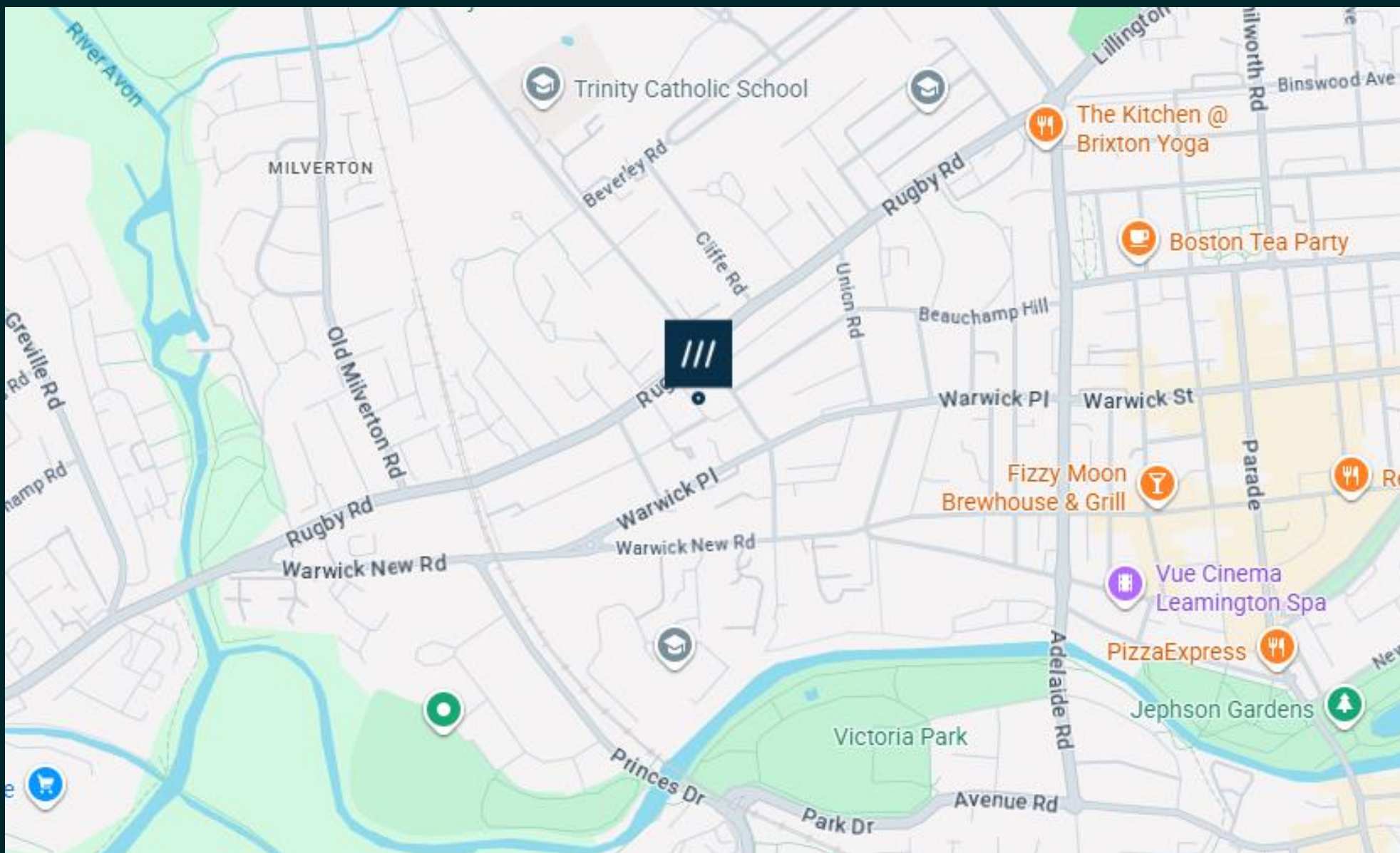
Second Floor LHS



Second Floor RHS



Shared Kitchen



**ehB
Reeves**
commercial property experts

3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

Oliver Shelley 01926 888181
oliver@ehbreeves.com

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

