



# Wareing & Company

## TO LET

**Extensive office and workshop / warehouse premises**



## **Wharf Centre, Wharf Street Warwick, CV34 5LB**

**Net internal area 9,352 sq ft (868.87 sq m)**

- **Converted canal side buildings between Leamington Spa and Warwick**
  - **Good mix of office and warehouse / workshop space plus parking**
  - **Close to extensive road network and local facilities including Tesco**
    - **Train station within walking distance**

**RENT: £71,000 pa (exclusive)**

**Telephone 01926 430700 / Fax 01926 430290**

**38 Hamilton Terrace, Holly Walk,**

**Leamington Spa Warwickshire CV32 4LY**

**[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)**

## LOCATION

Wharf Street is a side road running between Charles Street and Broad Street, just off Emscote Road between the town centres of Warwick and Leamington Spa.

Easy access is available onto Coventry Road and A46 Warwick Bypass which leads to the south side of Coventry and J15 of M40 respectively. Warwick Railway Station is approximately 500 metres from the subject property and provides regular services to Birmingham, Coventry and London Marylebone.

A host of local facilities can be found on Emscote Road, Coten End and St Johns including a Tesco Superstore and Sainsbury's Local. The Saxon Mill pub and restaurant is nearby as is The Warwickshire Golf Course and Gym.

## DESCRIPTION

The Wharf Centre is one of a number of converted former mill and warehouse premises adjacent to the Grand Union Canal which are used for a variety of purposes including design studios, offices, online retail and distribution, a yoga studio and residential.

The subject property currently provides ground and first floor offices, workshop and storage accommodation in three attached and interconnected buildings with 10 private off-street parking spaces to the front.

A private ground floor entrance with reception lobby leads to two large open plan offices, a private office, corridor office space, kitchen and WC's and there's also a secondary pedestrian entrance. The first floor comprises two large offices (currently used for storage and workbench purposes by the present occupier), a meeting room off the landing and another good size room which has been partitioned to create office / training rooms and a printer / storeroom, plus an additional kitchen and WC's.

The specification on the ground floor includes suspended ceilings with integral fluorescent lighting, carpets and UPVC double glazed windows. The first floor has carpet and vinyl tile floor coverings, suspended or insulated panel ceilings with fluorescent lighting, UPVC double windows and painted brickwork walls. The offices are heated by a gas fired boiler to radiators.

A rear staircase connects the first floor with the workshop / warehouse units which are slightly set back at ground floor level with each having separate external access from end of the building.

The workshop has part glazed double timber doors, a concrete floor, fluorescent lighting and to one corner a blockwork store has been constructed. The maximum height to the underside of the panelled ceiling is 3.91 metres and there are further WC's. An internal pedestrian door leads through to a further workshop / warehouse with a ceiling height of 4.30 metres, double timber doors, fluorescent lighting and a mezzanine.

## ACCOMMODATION

	Net Internal Area	
	Sq Ft	Sq M
<b>Ground Floor</b>		
Entrance reception	151	14.01
Office	309	28.70
Corridor Office	459	42.68
Interconnected Offices (Overall)	967	89.82
Office	918	85.25
Kitchen	200	18.61
WC's		
<b>Sub Total</b>	<b>3004</b>	<b>279.07</b>

	Net Internal Area	
	Sq Ft	Sq M
<b>First Floor</b>		
Partitioned Offices / printer room (Overall)	905	84.03
Kitchen	46	4.33
WCs		
Meeting Room	234	21.76
Office / Workshop	1167	108.46
Office / Workshop	1209	112.35
Store	187	17.36
WC		
<b>Sub Total</b>	<b>3748</b>	<b>348.29</b>

	Gross Internal Area	
	Sq Ft	Sq M
<b>Ground Floor</b>		
Workshop	1389	129.05
WC's		
Warehouse	975	90.53
Mezzanine	236	21.93
<b>Sub Total</b>	<b>2600</b>	<b>241.51</b>
<b>TOTAL</b>	<b>9352</b>	<b>868.87</b>

## LEASE TERMS

A new full repairing and insuring lease will be granted for a term to be agreed. The letting will be taken outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

## RENT

**£71,000 pa exclusive** of VAT, Business Rates and all other outgoings and payable quarterly in advance.

## VAT

We are advised VAT will NOT be payable on the rent.

## BUSINESS RATES

### Ground floor storage plus first floor storage/workshop and offices

Rateable Value	£17,250
Rates Payable	£8,280 (2018/19)

### Ground floor offices and kitchen plus 9 car parking spaces

Rateable Value	£27,000
Rates Payable	£12,960 (2018/19)

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this matter.

## VIEWING

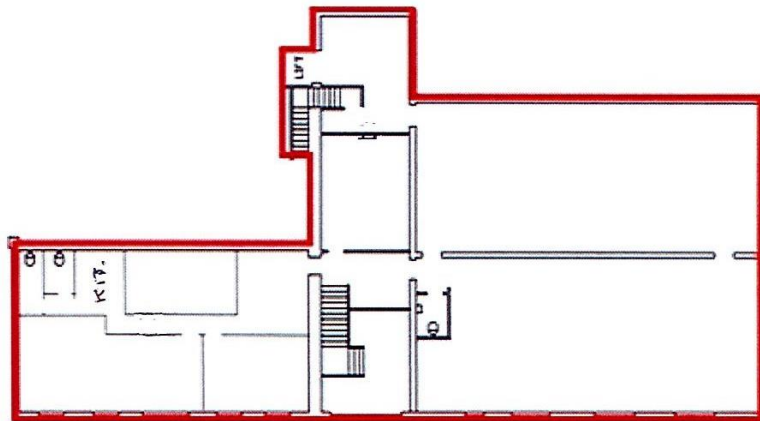
By prior arrangement through the sole letting agents:-

**MARK THOMPSON MRICS**

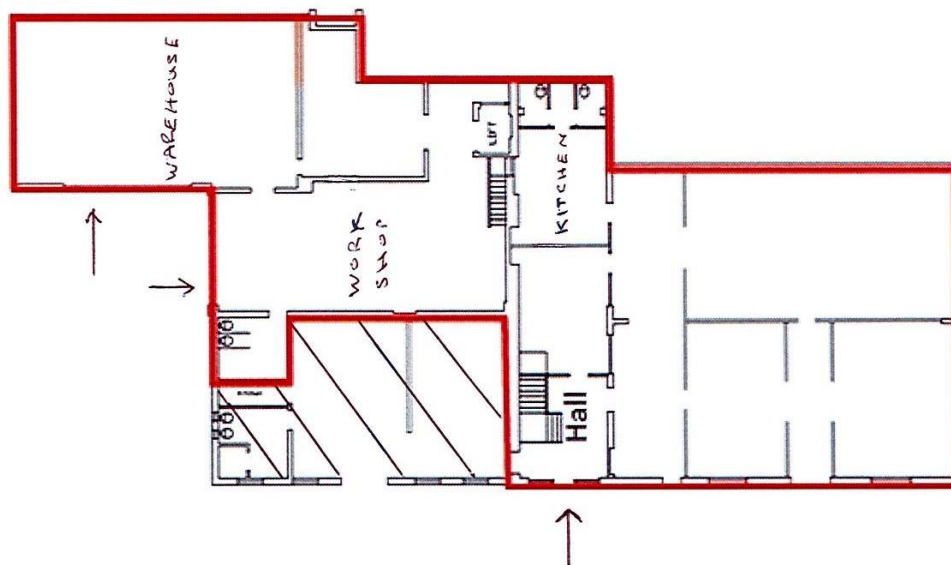
**Tel: 01926 430700**

**Email: [mark.thompson@wareingandcompany.co.uk](mailto:mark.thompson@wareingandcompany.co.uk)**

## First Floor



Canal



Wharf Street

## Ground Floor

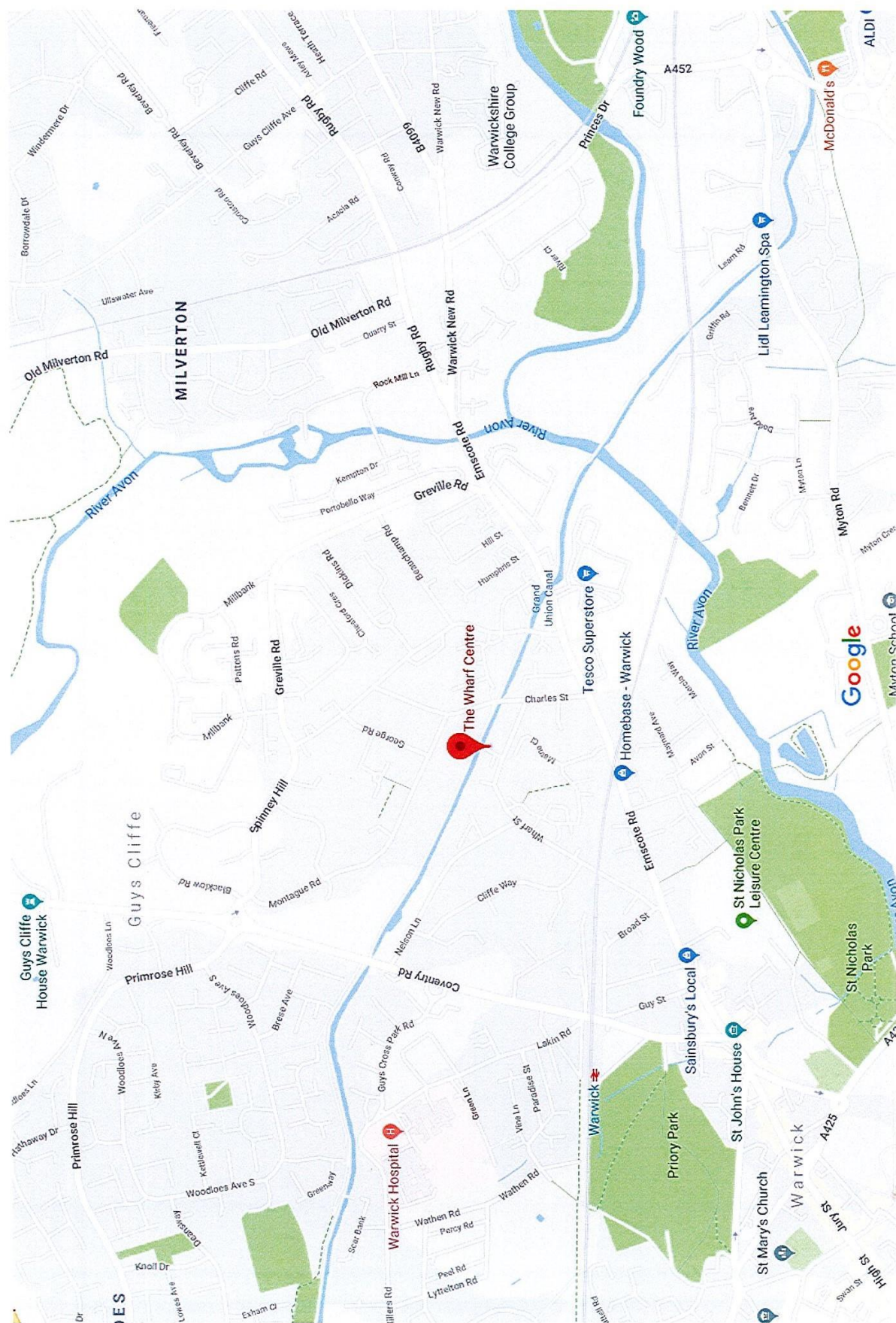
### IMPORTANT NOTICE

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.

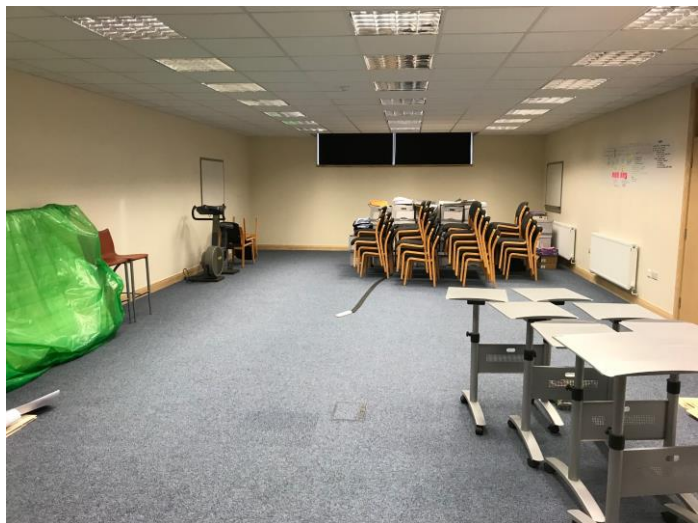








**ENTRANCE / WAITING AREA**



**GROUND FLOOR TRAINING ROOM**



**FIRST FLOOR TRAINING ROOM**



**OFFICE OFF WAITING AREA**

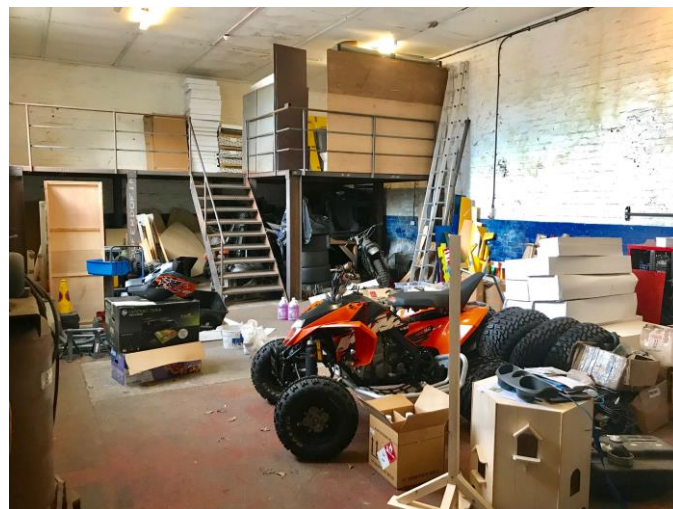


**GROUND FLOOR KITCHEN**

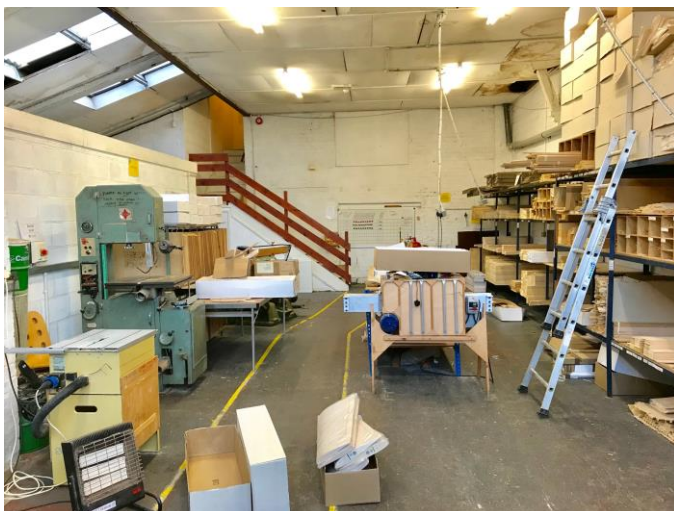




**FIRST FLOOR OFFICE / WORKSHOP**



**WAREHOUSE**



**WORKSHOP (VIEW FROM ENTRANCE)**



**WORKSHOP (VIEW TOWARDS ENTRANCE)**