



Wareing & Company

TO LET ON A NEW LEASE

Self-contained refurbished offices with parking



7 Charles Court, Budbrooke Road, Warwick, CV34 5LZ

Net Internal Area: 2,333 sq ft (216.82 sqm)

- Self-contained office building between Warwick Town Centre and A46 bypass.
- Refurbished throughout to include LED lights, kitchen, carpets and redecoration.
- Large open plan offices on each floor plus smaller private offices / meeting rooms.
 - Ladies, gents and disabled WC's plus two new kitchens
 - 6 private car spaces and free on-street car parking nearby.

RENT : £22,000 pa (exclusive) / Only £9.43 psf

Telephone 01926 430700 / Fax 01926 430290

**38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

Location

Charles Court is a modern office development located off Budbrooke Road, to the west of Warwick Town Centre and a short distance from the A46 bypass.

Warwick Town Centre is also within easy reach as is the Sainsbury's superstore off the Birmingham Road and Freedom Leisure Gym on Welton Road

The railway stations at Warwick Parkway and on the A429 Coventry Road provide regular services to Birmingham and London Marylebone.

Description

Charles Court was originally a headquarters office building which was remodelled a number of years ago to provide 8 self-contained buildings, each being over three floors with allocated parking in the adjacent private car park.

The subject property is approached on foot via a courtyard from the car park. The private ground floor entrance door has an internal roller security shutter and leading off the entrance hall is a disabled WC and a large open plan office with security grills to the windows. Off the office is a new kitchen.

The first floor provides a further large open plan office with smaller office and new kitchen, separate ladies and gent's WC's off the landing and the second floor has another large open plan office with corner office and doorway to separate office / meeting room.

The property has been extensively refurbished to include new two new kitchens, carpet tiles, LED lighting to the suspended ceilings, replacement perimeter trunking with electric power (tenant to cable for IT and telecoms) and redecoration throughout. The accommodation is heated via a gas fired central heating system to radiators and has UPVC double glazed windows.

Outside, there are 6 allocated car spaces in the private car park with further free on street car parking on Budbrooke Road.

Accommodation

	SQ FT	SQ M
<u>Ground Floor</u>		
Office	620	57.59
Kitchen	91	8.47
Disabled WC		
<u>First Floor</u>		
Office	712	66.14 (including corner office)
Kitchen	50	4.69
2 X WC's		
<u>Second Floor</u>		
Main office	652	60.59
Corner office	77	7.16
Meeting room / office	131	12.18
<u>TOTAL</u>	2,333 SQ FT / 216.82 SQ M	

Outside 6 allocated car spaces.

Services

Mains water, gas, electricity and drainage are connected. The water supply is metered and central heating is provided by a gas fired boiler.

Business Rates

Rateable Value	£24,250
Rates Payable	£11,640 (2018/19)

Lease Terms

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

A service charge will be levied by the landlord for any costs associated with the upkeep of the external common parts of the development, building insurance and a contribution towards the sinking fund for external redecoration. For the current year, the contribution from Unit 7 is £1,272 plus VAT.

Rent

£22,000 per annum, exclusive of VAT, service charge, business rates and all other outgoings, payable quarterly in advance. At **only £9.43 psf** (exclusive) this represents excellent value for money for refurbished accommodation of this standard.

VAT

VAT will be payable on the rent and service charge.

Legal Costs

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

Viewing

Strictly by prior appointment through the sole letting agents:-

MARK THOMPSON MRICS

Email: mark.thompson@wareingandcompany.co.uk

Tel: 01926 430700

IMPORTANT NOTICE

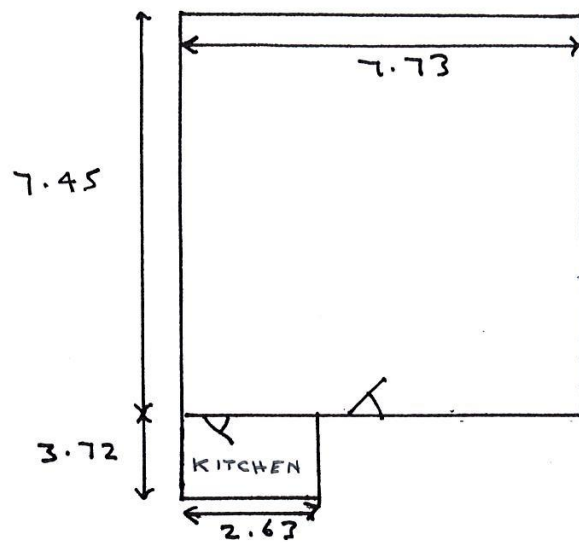
All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

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.

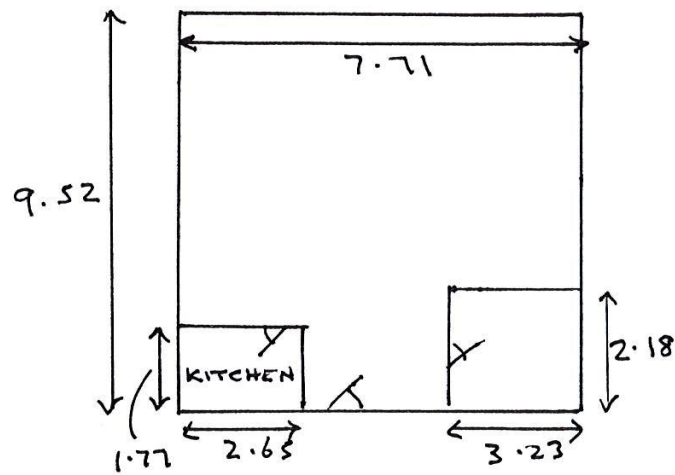
Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry 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.



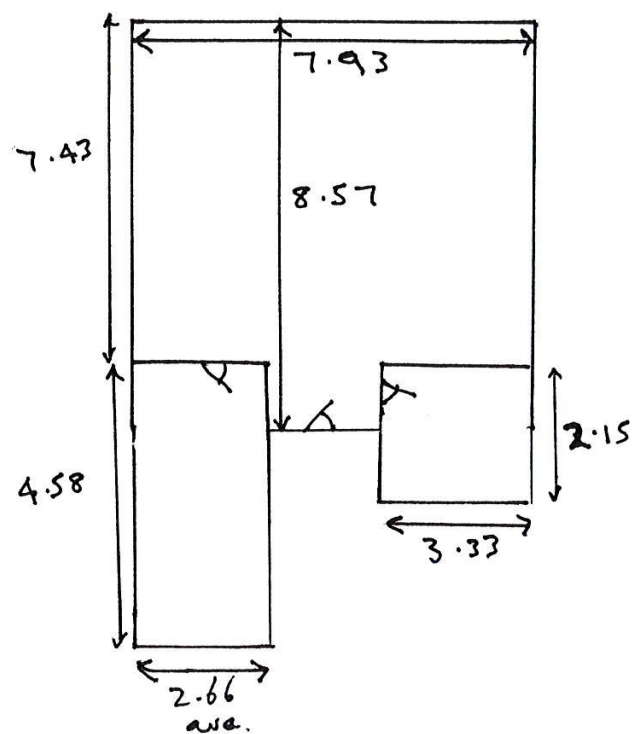
7 CHARLES COURT - NOT TO SCALE



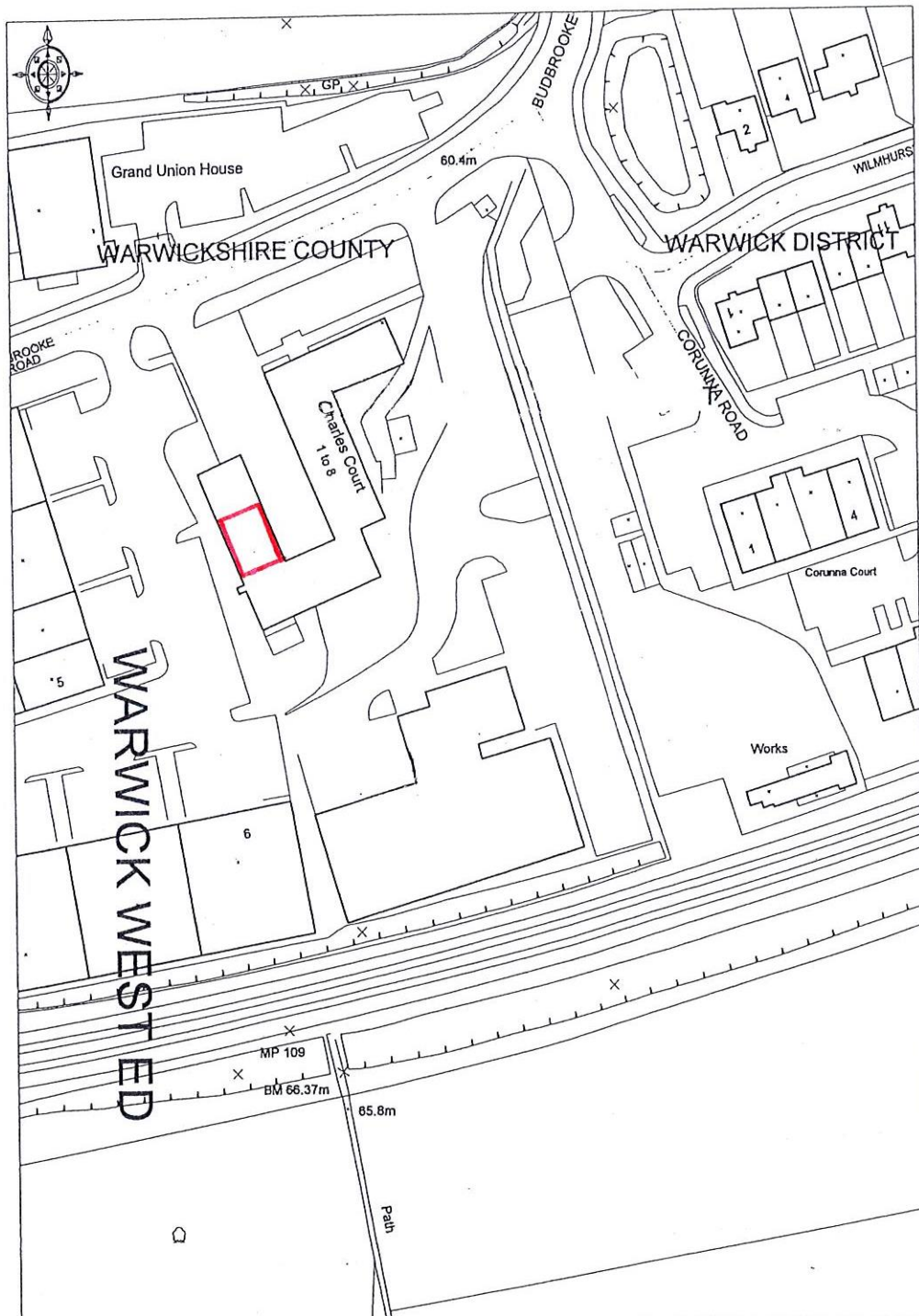
GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR



Ordnance Survey

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