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Reeves

commercial property experts

FOR SALE OR TO LET

Self Contained Office Over
Ground and First Floors

1,405 sq.ft (131 sq.m)

4 Corunna Court, Corunna Road, Warwick, CV34 5HQ

Accommodation

4 Corunna Court comprises a two-storey contemporary office building providing open plan office accommodation at ground and first floor which is complemented by WCs to both floors as well as kitchenette facilities. The building specification includes air conditioning, three core perimeter trunking, carpets, Cat II lighting, double glazed windows, fire and security alarm system.

Ground floor: 64.78 sq.m (697 sq.ft)

Currently laid out with a general office, kitchenette area and 2 private offices separated with glass partitions.

WC Facility

Under stairs storage

First floor: 65.75 sq.m (708 sq.ft)

Currently laid out with a general office and large meeting room.

Separate kitchen

WC facility

The building also includes six designated on site car parking spaces.

Location

Corunna Court is exceptionally well placed for transport logistics being very close to the A46 and subsequently the Midland national motorway networks in addition to Warwick Parkway with its excellent rail links to Birmingham and London. The location is also well sited for key Midlands venues such as Birmingham International Airport, the NEC, and the Royal Agricultural Showground amongst others.

SAT NAV: CV34 5HQ

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First Floor 3 Olympus
Court, Olympus Avenue
Royal Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

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Tenure

To be let on a new lease for a term to be agreed.

For Sale of the 999 Year Leasehold.

Services

Mains electricity, water and drainage are connected to the building.

EPC D 88

Planning

Class E (Offices)

Rent

£17,000 per annum (exclusive) plus VAT

Price

£295,000 for the 999 lease, plus VAT.

Rates

The rateable value for the current year is £16,250.

Legal Costs

Each party will meet their own legal costs.

Service Charge

A service charge is levied to cover the maintenance of the landscaped and common and car park.

