



ehB
Reeves
commercial property experts

TO LET

Modern Second Floor Office with Lift

1,433 sq.ft (133 sq.m)

Second Floor, Bedford Court, Bedford Street, Leamington Spa, CV32 5DY

Accommodation

Bright and modern second floor office accommodation, the space benefits from new carpeted flooring, double glazed windows, fluorescent lighting set into a suspended ceiling, night storage heaters and ample electrical and data points.

The suites enjoy use of a well sized kitchenette and two WCs.

A lift is in the building to provide access.

Each suite measures as follows:

Suite I: 582 sq.ft (54 sq.m)

Suite J: 417 sq.ft (38.74 sq.m)

Suite K: 434 sq.ft (40.37 sq.m)

Totalling: 1,433 sq.ft (133.13 sq.m)

Location

Located in the heart of Leamington Spa town centre, Bedford Street running parallel to the Parade. Nearby traders include Marks & Spencer, Lee Longlands, with Cancer Research, Blue Cross and Myton Hospices charity shops underneath the premises. The area boasts a wide selection of traders, including restaurants, coffee shops, interior design boutiques and clothes shops. It is a short walk from Parade and Regent Street.

The M&S car park immediately adjacent to the building provides ample spaces, on street parking is also available nearby.

SAT NAV: CV32 5DY



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

For viewing arrangements, contact:

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Tenure

Available on a new lease for a minimum 3 year term. Lease to be contracted outside of the Landlord and Tenant Act 1954 (s.24 - 28 incl.)

Services

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

EPC B 49

Planning

Class E (Offices)

Rent

£17,500 per annum (exclusive)

Rates

The rateable values for the suites are:

Suite I: £10,250

Suite J: £7,700

Suite K: £8,100

Each individual suite qualifies for 100% small business rates relief (subject to the status of the rates payer).

Legal Costs

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

Service Charge

Currently £1,410 per quarter (plus VAT). Which covers: refuse collection, repairs and decorations to the common areas and external of the building, fire safety, building insurance, communal electricity supply, lift maintenance, cleaning, sinking fund and management fees.

