

To Let

Modern Ground Floor Offices

657 sq.ft (61 sq.m)

Ground Floor 4 Charles Court, Budbrooke Road, Warwick, CV34 5LZ



Accommodation

The property forms part of a high quality conversion of a large 3-storey office building, providing a total of 8 self contained units benefiting from generous on site car parking. The accommodation within number 4 is on the ground floor. It is well appointed and incorporates double glazing, gas central heating, full air conditioning, suspended ceilings, Category 2 lighting, carpeting, skirting trunking and kitchen facilities.

Location

Charles Court is located on Budbrooke road, to the west of Warwick town centre, immediately to the south of the Birmingham Road (A4177) close to its junction with the A46 Warwick bypass, providing first class road links within the region and to the Midlands motorway network.

Tenure

Available on a new lease of 3 years or more.

Services

Gas, electric and water are connected.

EPC D 83

Planning

Class E

SAT NAV: CV34 5LZ  **flames.feast.goal**

Rent

£9,500 plus VAT per annum.

Rates

The rateable value from 1st April is £9,900. Occupiers may therefore qualify for 100% small business rates relief, subject to status.

Legal Costs

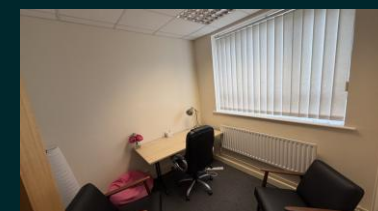
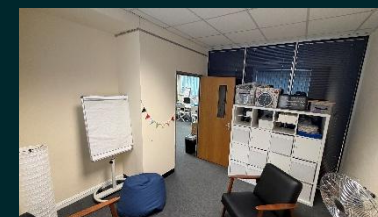
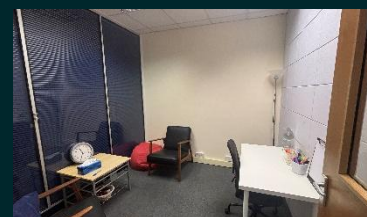
Each party will be responsible for their own legal costs.

Service Charge

The current service charge is £4,960 plus VAT per annum. This includes heating and water for the premises.

Availability

Available from 1st April 2026.



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