

To Let

£58,205
Per Annum

Self-Contained Offices

4,694 Sq Ft (436 Sq M)



Parkway One, Broxell Close, Warwick, CV34 5QF

Property Highlights

- Established commercial location
- Excellent access & communications
- 10 car parking spaces
- New lease
- Virtual Viewing:
<https://my.matterport.com/show/?m=VQuKJ3CJFoy>



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Location

The property is located in Broxell Close, close to its junction with Wedgnock Lane, approximately one mile northwest of Warwick town centre.

The property benefits from excellent road communications and is in close proximity to the A46 and about 2 miles to the north of J15 of the M40.

Warwick Parkway station is 1 mile from the property and has direct links to Birmingham New Street and Snow Hill stations and London Marylebone.

Description

The Parkway development was constructed in 2004 and comprises two buildings set within a landscaped environment.

The subject premises is a two-storey and self-contained property, and is of steel frame construction with brick, block-work and glazed elevations beneath a pitched plastic-coated insulated profile steel clad roof.

The property has been completed to a good standard with specification including raised floors, suspended ceilings incorporating recessed lighting, heating/air cooling system, carpeting, intruder alarm, fire alarm and door entry system. There is a kitchen area with fitted cupboards, tiled walls and vinyl floor covering on both the ground and first floors. Toilet facilities are provided on both floors with the disabled toilet facilities on the ground floor. Externally there is a landscaped environment and surfaced parking for 10 cars.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	2,363	219.5
First Floor	2,331	216.6
Total	4,694	436.1

Business Rates

Rateable Value	£52,000
Rates Payable 2021/22	£26,624

Services

Mains metered 3 phase electricity, water and drainage are connected to the property. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The applicant is advised to obtain verification from their solicitor or surveyor.

Lease

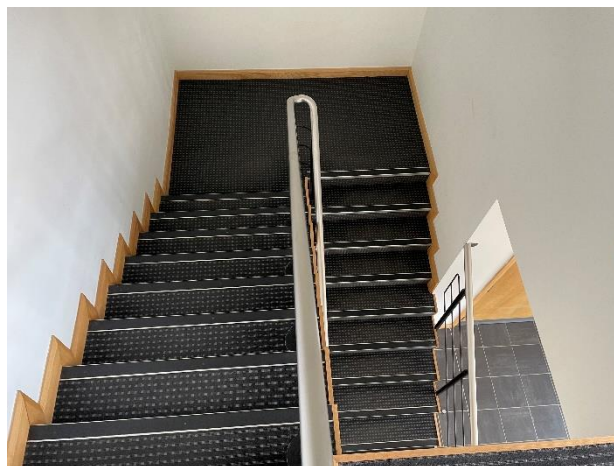
The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Insurance

The landlord insures the property and the tenant reimburses the premium.

EPC

C-68



VAT

All figures are quoted exclusive of VAT which is payable as an addition.

Legal Costs

Each party to pay for their own legal costs incurred in a transaction.

Viewing

By appointment with the joint agents Bromwich Hardy and White Rose – Luke Neal (0121 633 4433). Or view online: <https://my.matterport.com/show/?m=VQuKJ3CJFoy>



Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. May 2021