

ehB
Reeves

commercial property experts

TO LET

Quality Town Centre Offices

573 sq.ft (53 sq.m)

3rd Floor, 9 Euston Place, Leamington Spa, Warwickshire, CV32 4LN



Accommodation

Euston Place is a very well regarded business location where the majority of the estate agents are based and a number of other professionals are also represented. The Warwickshire Justice Centre is within 100 metres of the subject building, and its occupiers include the Police, the Crown/Magistrates/County Courts, Probation Service and various other support services. Therefore, Euston Place is ideally placed for a business involved with this facility.

The subject offices are situated on the third floor above Crabb Curtis Estate Agents and Property Services. A separate entrance to the upper floors leads directly off Euston Place which is controlled by an intercom and door access system from each suite.

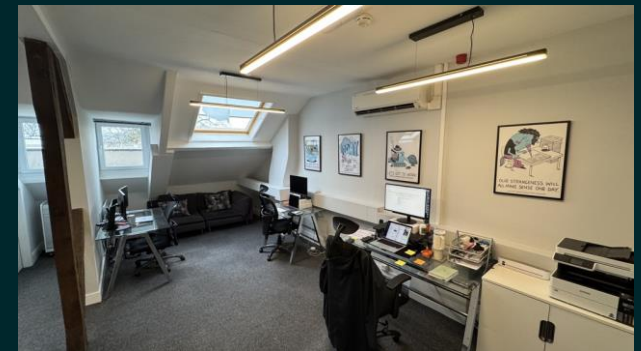
The third floor suite comprises a main open plan office off which there are two store rooms, and a separate office/meeting room.

The suite is heated by the communal gas fired central heating system to radiators with individual thermostatic controls and an air conditioning unit to the open plan area. There are telephone and data points, LED lighting and 24/7 access. Shared WC and kitchen facilities are situated on the landing leading up to the suite.

Location

Euston Place is a well established commercial location overlooking the southern part of Parade, the town's main shopping area, and the Pump Room Gardens.

Being located in the heart of the town, all the usual amenities are nearby and include a range of retail outlets, bars/restaurants, library, etc. with Pay & Display on street parking on Euston Place and many of the adjacent side roads as well various multistorey car parks.



Tenure

By way of a lease assignment for a term due to expire on 7th July 2027 or by way of a new lease for a term to be agreed.

Services

Mains water, gas, electricity and drainage are connected. The accommodation is heated by way of gas fired central heating radiators with individual thermostatic valves and an air conditioning unit to the main open plan office which provides air cooling and heating.

EPC D 81

Planning

Class E (Offices)

Rent

Price on application.

VAT

VAT will be payable on the rent and service charge

Rates

The rateable value for the current year is £3,900. The 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 incurred in the transaction.

Service Charge

The third floor will contribute to a pro rata amount for the upkeep, heating and lighting of the internal common parts, and the maintenance, repair and decoration to the exterior, provision of refuse facilities, servicing of fire alarm and extinguishers, water charges and management charge plus the building insurance. The service charge is currently £2,642.98 plus VAT.

Electricity for the suite is recovered separately via a sub-meter.





ehB
Reeves
commercial property experts

1st Floor
3 Olympus Court
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

Sam Hain 01926 888181
sam@ehbreves.com / ehbreves.com

ehB Reeves for themselves and for the seller/lessor of this property who agents they give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

