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Reeves
commercial property experts

TO LET

Modern Open Plan Office Suite On First Floor

727 sq.ft (67.54 sq.m)

Juliette Suite, Unit 2 Lowes Lane Business Park, Lowes Lane, Wellesbourne, Warwick, CV35 9RB

Accommodation

The Juliette Suite, first floor of Unit 2 Lowes Lane Business Park is a semi detached, 2-storey office building.

The property on offer comprises a first floor suite totalling 727 sq ft. In addition, there is a shared entrance/foyer area, and WCs. The property is to be refurbished, works to be included are new neutral carpet tile floor coverings, redecoration throughout, general open plan office all with a new LED lighting system, and kitchenette area.

6 car parking spaces will be designated on site.



Location

Lowes Lane Business Park (formerly Wellesbourne House) is located off Lowes Lane in the village of Wellesbourne, approximately half a mile south of Wellesbourne's main high street.

Wellesbourne is situated approx. 6 miles east of Stratford Upon Avon and approximately 8 miles south west of Leamington Spa. The property is located within easy access of Junction 15 of the M40 motorway providing fast access to the national motorway network via the recently upgraded A429.

With excellent transport communications, the Birmingham to London Marylebone (Chiltern) railway line is accessible from Warwick Parkway and Leamington Spa Railway Stations.

Within close proximity, there is a Co-Operative food store, Sainsbury's and Shell petrol station. There are also other local amenities including pubs, shops, etc. Notable nearby occupiers include: NFU, Aston Martin and Jaguar Land Rover, all located on the nearby Wellesbourne Distribution Park.



Tenure

A new Internal repairing and insuring lease is to be granted for a term to be agreed. The lease will be contracted out of the Landlord & Tenant Act 1954.

Services

Mains electricity, water and mains drainage are all connected. Air conditioning and under floor heating are provided. The tenant will contribute a fair proportion of costs related to the provision of gas, water, electricity, communal cleaning, alarm maintenance, and such other communal costs.

EPC C 73

Planning

Class E (Offices) Medical and health facility allowed.

Rent

£11,625 per annum, exclusive. VAT is applicable.

Rates

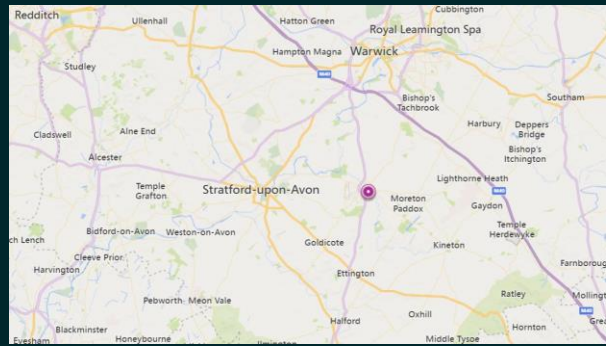
The rateable value for the current year is TBA following a rating split.

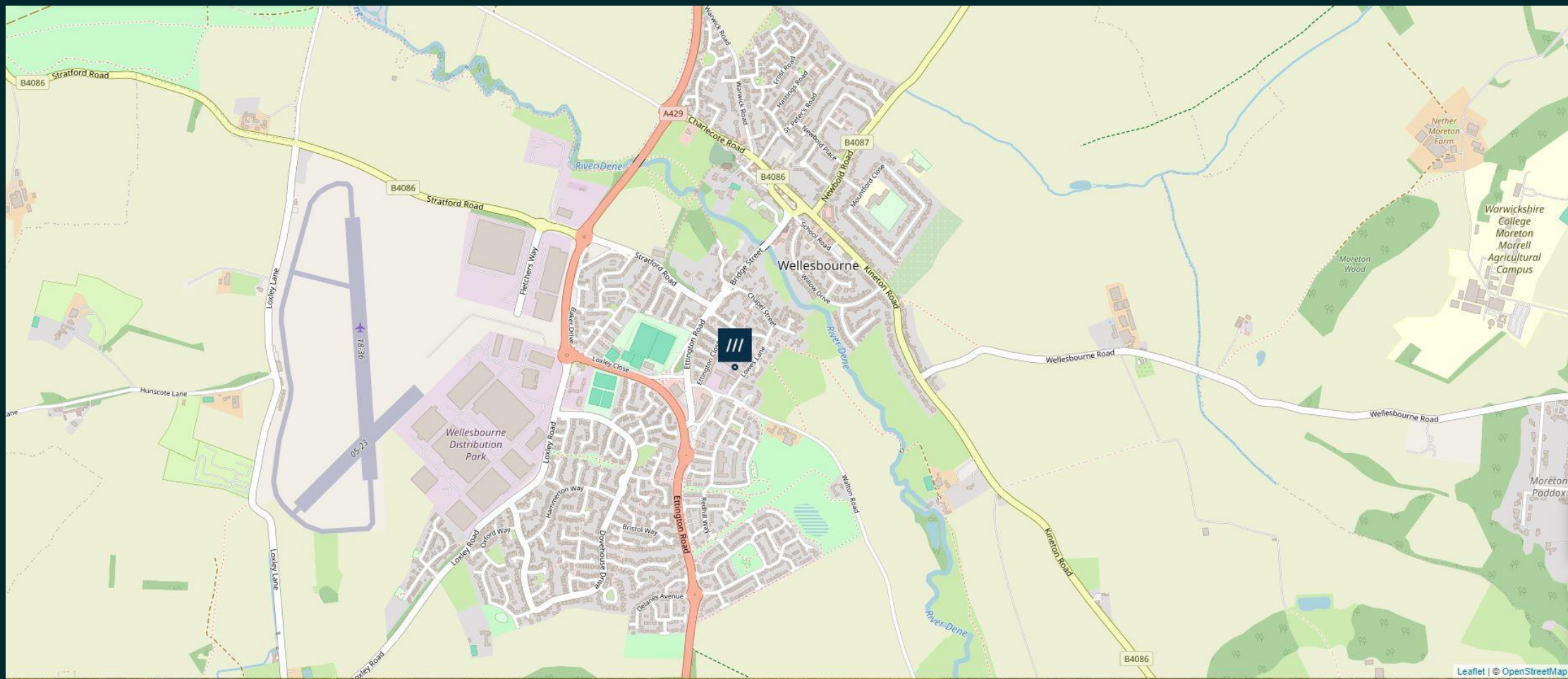
Legal Costs

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

Service Charge

There is a service charge levied at £5.50 per sq.ft exclusive on account for the 1st year, to cover the cost of the maintenance to the exterior of the properties, car parks and communal areas. also utilities for heating, lighting and cooling to the demise..





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