

For Lease

Office



2 Jephson Court

Tancred Close, Leamington Spa CV31 3RZ

BROMWICH
HARDY
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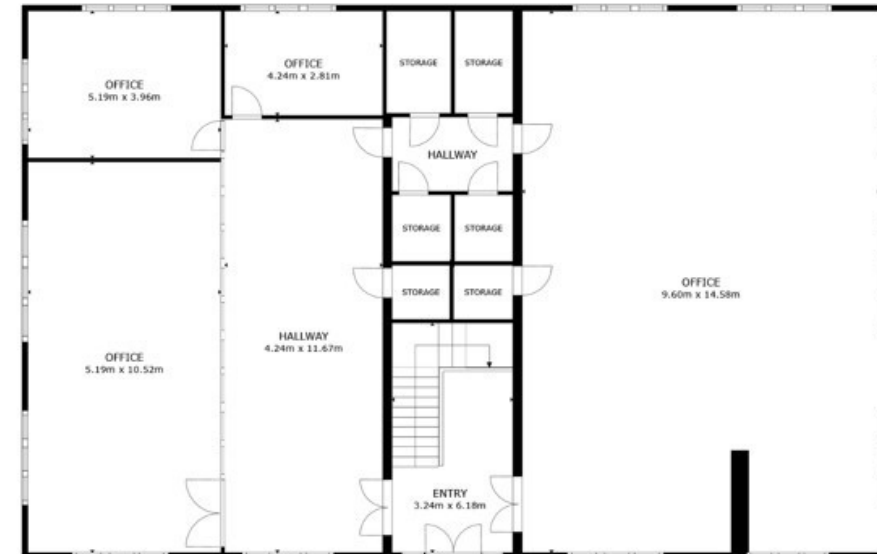
5,932 Sq Ft
£95,000 Per Annum

Key Features

- ▶ Established business park location
- ▶ 26 parking spaces
- ▶ EV chargers
- ▶ Solar PV
- ▶ High quality kitchen facilities
- ▶ Virtual Tour - <https://my.matterport.com/show/?m=BixkTBeVWYu>



FLOOR 2



FLOOR 1

2 Jephson Court, Tancred Close, Leamington Spa,
CV31 3RZ



Location

Leamington Spa is an historic Warwickshire spa town situated near junctions 14 and 15 of the M42 motorway, approximately 25 miles south east of Birmingham and some 12 miles south of Coventry.

Jephson Court is located directly off Queensway, which runs between the A452 (Europa Way) and the B4087 (Tachbrook Road). Leamington Spa railway station which provides regular train services to Birmingham and London Marylebone

Description

Unit 2 Jephson Court is a modern two-storey office building, recently subject to a major refurbishment programme. The property comprises four high quality air conditioned offices on both ground and first floors. The building specification includes a new photovoltaic roof system, 4 car charging points, floor cable ducts, perimeter trunking, suspended ceilings with new LED lighting, double glazed windows, and fitted carpets throughout.

A kitchen is installed at ground floor, along with the shower room. The second floor houses the plant room which incorporates the gas fired central heating boilers and hot water cylinder. An external door leads to a roof deck which houses the air conditioning condenser units. Externally, the building is fitted with electric security shutters to the ground floor windows and main entrance.

Business Rates

Rateable value: £72,500.

Tenure

Available by way of a new lease on terms to be agreed.

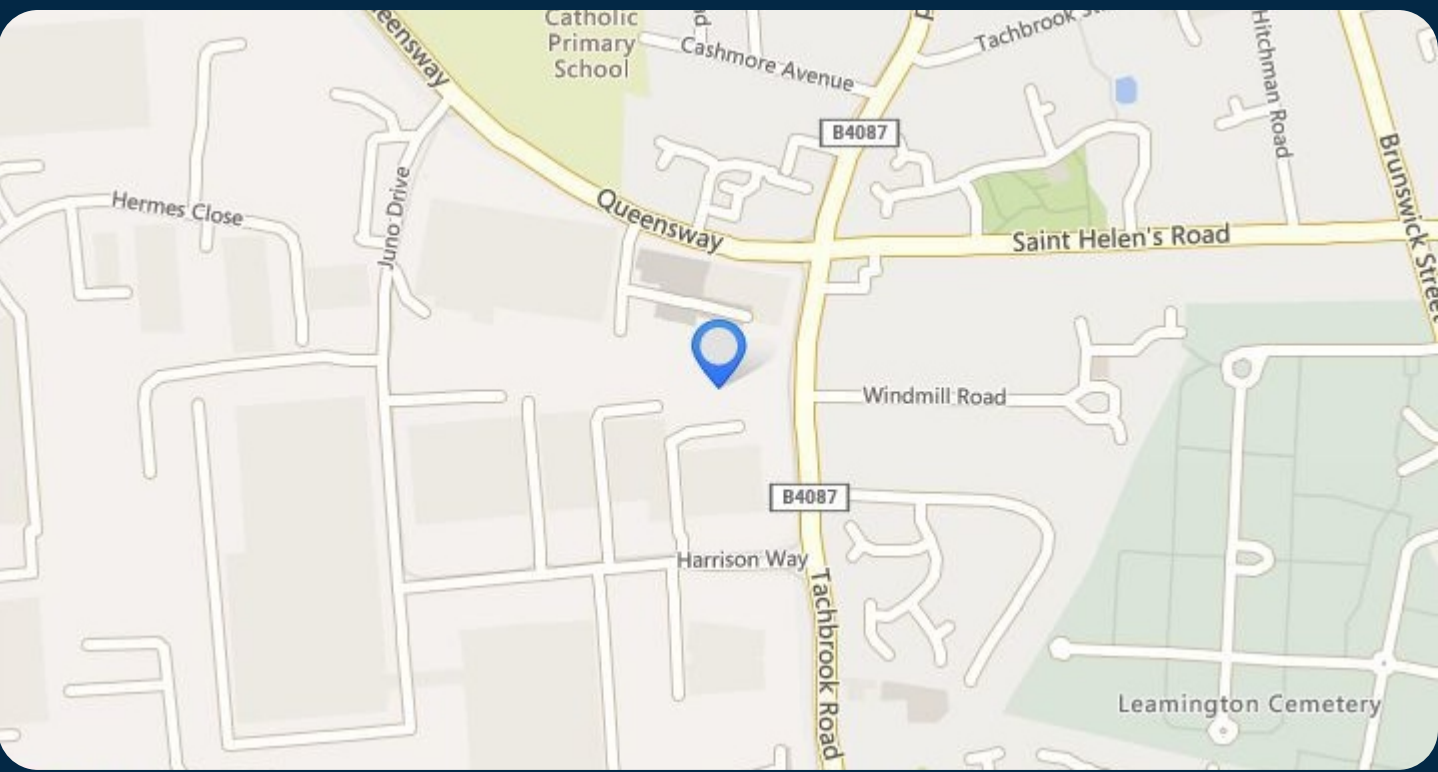
EPC

C70



**2 Jephson Court, Tancred Close, Leamington Spa,
CV31 3RZ**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

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Tom Bromwich

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