



Wareing & Company

TO LET

Air conditioned town centre offices with car parking



**Marlborough House
Holly Walk
Leamington Spa, CV32 4HY**

Net Internal Area: 1,074 sq ft (99.74 sq m)

- Open plan suite with private office / meeting room.
- Passenger lift.
- Refurbished with air conditioning and private kitchenette.
- Allocated car parking with Local Authority facilities nearby.

Rent: £15,300 per annum (exclusive)

**Telephone 01926 430700 / Fax 01926 430290
38 Holly Walk Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

LOCATION

The property is situated in an established and highly regarded business quarter within the town centre and is a short walk from Parade, the main retail area and the eastern end of Regent Street.

In close proximity to Marlborough House is a variety of free all day and time limited on street parking plus Pay & Display on street and surface level Local Authority car parks.

Easy access to the road network to the north and south of the town is available and the railway station is within a ten to fifteen minute walk across Pump Room Gardens.

DESCRIPTION

Marlborough House is a modern four storey detached office building with private car parking. A pedestrian ramp and steps provide access to the front entrance where a secure door is operated by way of a swipe card with a passenger lift serving the upper floors.

There is a private car park and time limited "Pay and Display" on-street parking on Holly Walk, Brandon Parade and the surrounding side roads, with some sections also providing free all day parking.

The subject suite is on the third floor and the accommodation has been refurbished to provide a modern open plan and air conditioned contemporary interior. The general specification includes suspended ceilings, carpet tile floor covering, skirting trunking and ancillary heating via the gas fired system to radiators. The suite has a large office/meeting room to one end and exclusive use of a kitchenette.

A car parking space will be allocated in the private rear car park.

ACCOMMODATION

The net internal area is **1,074 sq ft (99.74 sq m)** to include the meeting room / private office and kitchenette).

Outside

One space will be allocated to the subject suite in the private rear car park.

SERVICES

All mains services are connected to the building with heating to the radiators via the gas fired communal system with the suite also having heating and cooling provided via air conditioning units.

LEASE TERMS

A new lease for a term to be agreed will be granted with the tenant being responsible for internal repairs, maintenance and decoration of their accommodation and for contributing towards the service charge.

The letting will be taken outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

A service charge will be levied by the landlord for the repair, maintenance and decoration of the exterior of the building together with the upkeep of the common parts including the heating, lighting and cleaning. Currently, this is running at about £4.25 per sq ft to include utilities.

RENT

£15,300 per annum, exclusive of service charge, business rates, VAT and all other outgoings payable quarterly in advance.

VAT

VAT will be payable on the rent and service charge.

BUSINESS RATES

A new assessment will be obtained for the subject suite once the separation works have been completed. We have estimated that the Rates Payable figure for 2015 / 16 will be in the region of £5.50 per sq ft or thereabouts.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this matter.

VIEWING

Strictly by prior arrangement with the sole letting agents:-

Mark Thompson MRICS
Wareing & Company
Tel 01926 430700

Email: mark.thompson@wareingandcompany.co.uk

IMPORTANT NOTICE

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.

