

To Let

Westgate House

Warwick • CV34 4DE

- Modern Open Plan Offices
- Undergoing refurbishment
- Available Immediately on New Lease
- Excellent Town Centre Location
- Accommodation Available:

3,500 Sq Ft (325.15 Sq M)

Rent £49,000 PAX



Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
First	3500	326
Total	3,500	326

Services

We understand that mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: TBC
Rates Payable: TBC

Service Charge

An estates service charge will be levied to contribute towards the cost of communal upkeep and maintenance of the development. This is thought to be in the region of £1,700 Per Annum excl.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a **Quoting Rent of £49,000 P.A.X**

Please note that all figures quoted are exclusive of VAT which is applicable.

EPC

To follow

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS
T 01926 430700 • M 07736 809963
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