

INCENTIVES AVAILABLE – ENQUIRE FOR MORE DETAIL

FLEXIBLE LEASE TERMS – MIN. 12 MONTHS

ehB Reeves
commercial property experts

To Let - Third Floor Office in prominent Grade II Listed Building

734 sq.ft (68 sq.m)

Third Floor, Agriculture House, Newbold Terrace, Leamington Spa, Warwickshire, CV32 4EA

Accommodation

Agriculture House is a 4-storey, end of terrace Grade II Listed building with stucco rendered elevations. Internally, the third floor accommodation comprises two office rooms, store room, a large kitchen, WC and shower. The accommodation is currently being redecorated, however it benefits from carpet tiled flooring, compact flourescent lights, sufficient electricity sockets, data and telecom points. Heating is by way of electric night storage heaters.

In greater detail the accommodation comprises the following:

Office room 1: 273 sq.ft (25.36 sq.m)

Office room 2: 337 sq.ft (31.31 sq.m)

Kitchen: 109 sq.ft (10.13 sq.m)

WC and Shower: 57 sq.ft (5.34 sq.m)

Store: 15 sq.ft

Location

Agriculture House is located at the junction of Euston Place and Newbold Terrace, overlooking Jephson Gardens. The adjacent properties in Euston Place and Newbold Terrace are occupied by Estate Agents, Solicitors, office occupiers, and food operators. Being at the foot of the parade the office is well situated to local amenities, being local shops, cafes, restaurants and leisure facilities.

Tenure

Available on a flexible lease.

Services

Mains electricity, water and drainage are connected.

EPC C 64

Planning

Class E (Offices)

Rent

£6,500 per annum (exclusive)

Rates

The property has a rateable value of £5,900. (Occupiers may benefit from 100% Small Business Rates Relief subject to status)

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Service Charge

A service charge is levied to cover communal; electricity, water and sewerage, internal cleaning and maintenance, health and safety and external maintenance.

This is currently £3,987.40 per annum for the year end 24/03/2027.

SAT NAV: CV32 4EA /// **gravy.tops.member**

ehB Reeves commercial property experts

First Floor 3 Olympus Court, Olympus Avenue
Royal Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

Oliver Shelley **01926 888181**

oliver@ehbreeves.com/ehbreeves.com





ehB Reeves for themselves and for the seller/lessor of this property who agents they are give no- tice 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 par- ticulars. 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.

RICS