



**ehB**  
**Reeves**  
commercial property experts

## TO LET

Studio/Offices/Storage Facility

**1,183 sq.ft** (110 sq.m)

First Floor, 13 Scar Bank, Warwick, Warwickshire CV34 5DB

## Accommodation

The property comprises a self contained first floor office/storage unit.

The unit is currently undergoing refurbishment and will include LED lighting throughout. Floor covering specification is to be agreed with an incoming tenant.

The property benefits from plenty of natural light from triple aspect double glazed PVC windows.

A WC is located off the entrance on the ground floor.

The property lends itself to a variety of uses such as a studio, offices or a storage facility.

The available space measures 1,183 sq.ft (GIA) and could be split into two smaller suites measuring 395 sq.ft and 788 sq.ft respectively.

## Location

Scar Bank is situated just off the north west side of Millers Road. The surrounding area comprises a mix of commercial and residential property of various ages and styles. The centre of Warwick is approximately one mile to the immediate south whilst Coventry City Centre is approximately ten miles to the north east. Access to the A46 is approximately one mile to the west which provides access to the national motorway network via junction 15 of the M40 which is less than three miles to the south west. Warwick Railway station is located approximately 0.9 miles south east of the building.



## Tenure

By way of a new lease for a term to be agreed.

## Services

Mains electricity, water and drainage are connected to the property.

**EPC** The EPC rating for the whole of 13 Scar Bank is E 103

## Planning

Class E (Business)

## Rent

£11,850 (exclusive of VAT) per annum.

## Rates

The property is currently rated as a whole and will be split to reflect the space offered. It is anticipated that the rateable value will be revised to circa £7,000 a year and therefore the unit will qualify for 100% small business rates relief (subject to the status of the rates payer).

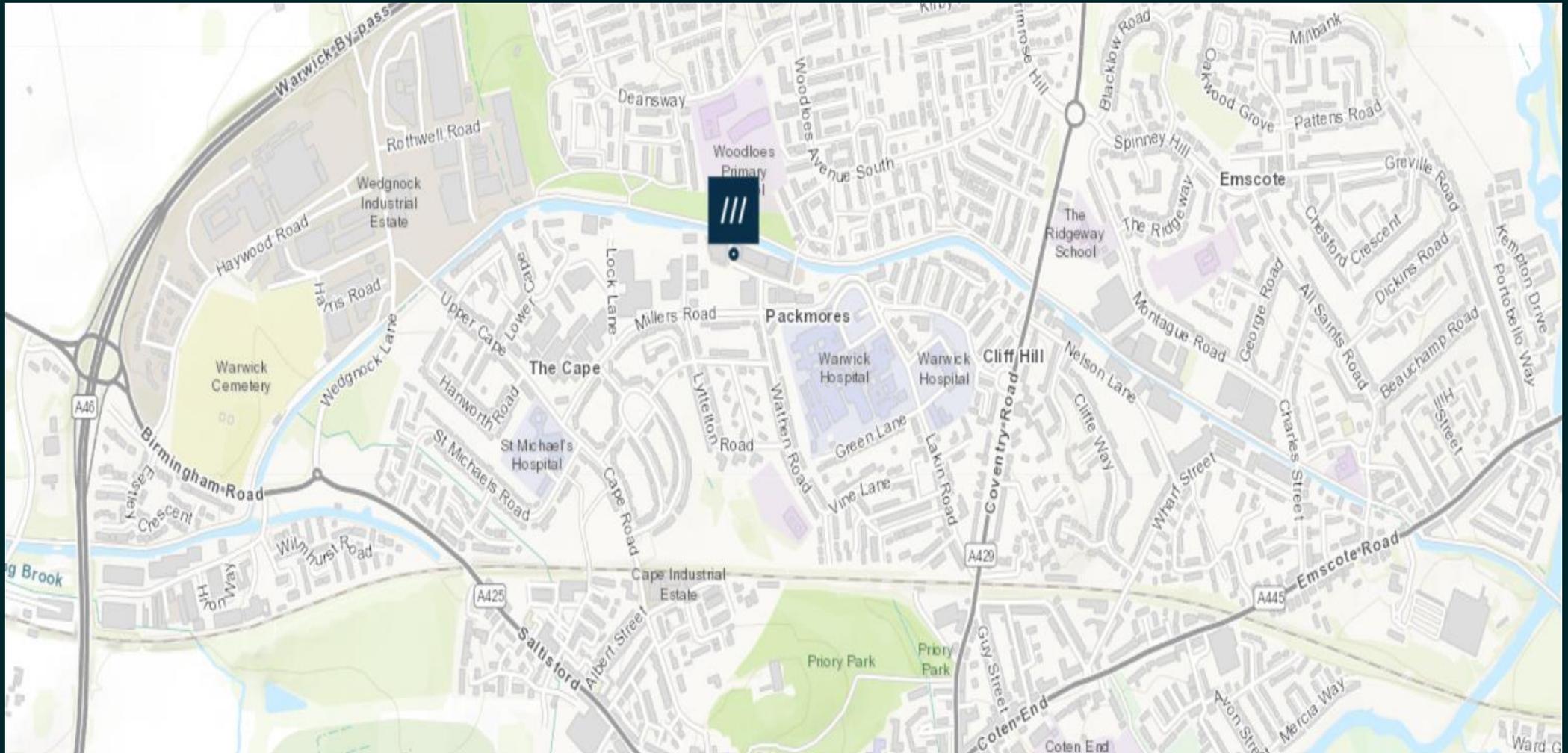
## VAT

We are advised that VAT is not applicable.

## Legal Costs

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





**ehB**  
**Reeves**  
commercial property experts

Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

**Sam Hain 01926 888181**

[sam@ehbreves.com](mailto:sam@ehbreves.com)/[ehbreves.com](http://ehbreves.com)

ehB Reeves for themselves and for the seller/lessor of this property who agents they give notice 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 particulars. 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.

