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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).

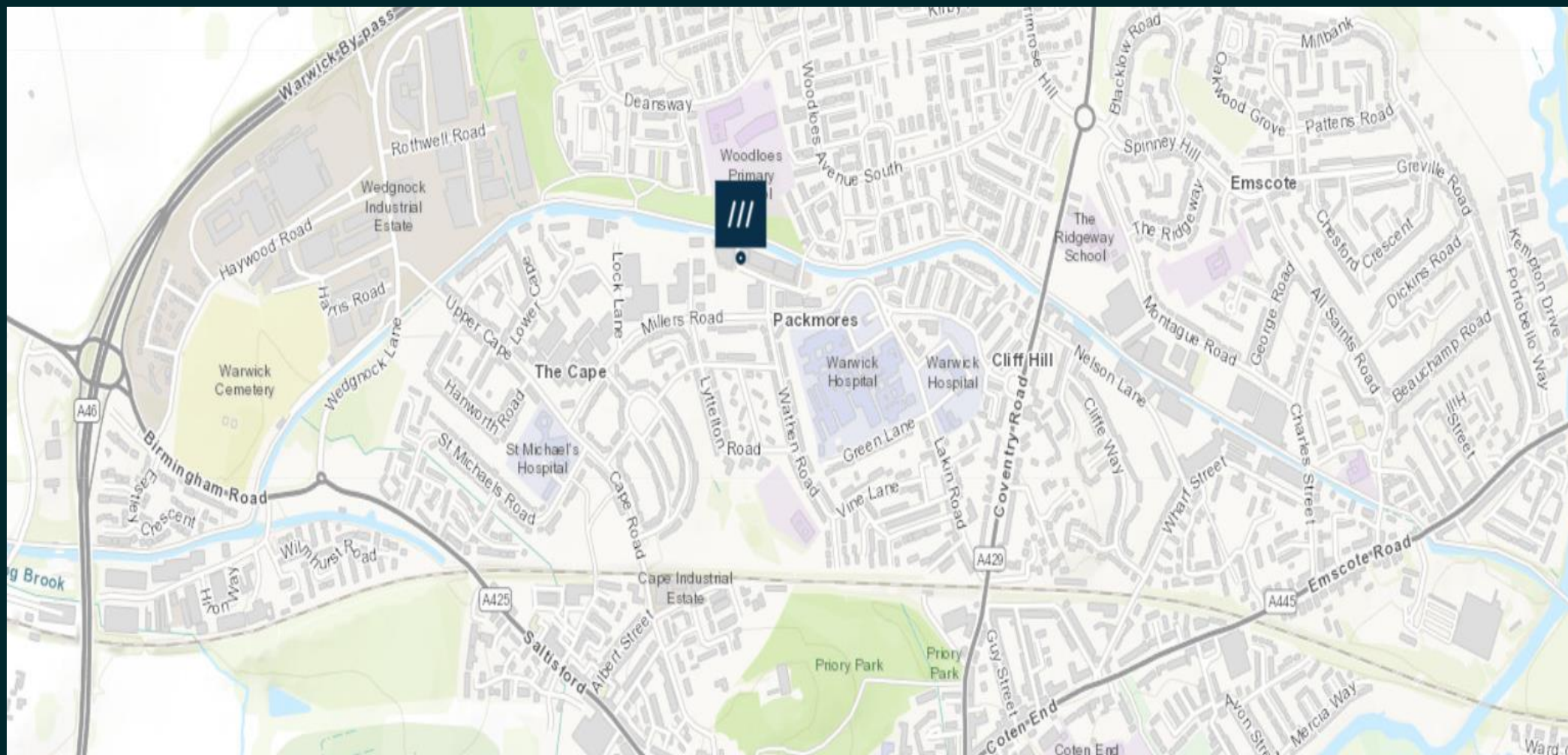
VAT

We are advised that VAT is not applicable.

Legal Costs

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





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