ehB Reeves
commercial property experts

TO LET

Town Centre Ground Floor Offices

995 sq.ft (92 sq.m)

INCENTIVES AVAILABLE – ENQUIRE FOR MORE DETAILS

Ground Floor , 44 Holly Walk, Leamington Spa, CV32 4HY



Accommodation

44 Holly Walk is a 2-storey semi detached Victorian building of brick construction with double height bay windows to the front elevations. The building is cement rendered and painted, and covered by a pitched slate roof which extends across a 2-storey extension to the rear.

The available accommodation comprises offices at ground floor level at the front and rear of the building. A private car park is located at the rear of the property providing four parking spaces for the suite in question.

Front entrance door with intercom/door security system leading to carpeted communal entrance hallway
Front Offices (two rooms): 550 sq.ft
Rear Offices (two rooms and kitchen): 445 sq.ft
Total: 995 sq.ft

The offices also benefit from use of a ground floor communal WC at both the front and rear of the property.

Location

The property is located in a prominent position on the south side of Holly Walk close to its junction with Wood Street and in a mainly commercial area, conveniently close to the main town centre with its many resturants, bars and local ammeneties which is only a short walk away.

Tenure

The offices are available to let for a term to be agreed (minimum term of 3 years). The lease will be excluded from sections 24-28 inclusive of the Landlord & Tenant Act 1954.

SAT NAV: CV32 4HY /// **Quite.dream.beams**

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3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

George Riley - 01926 888181
george@ehbreeves.com

Services

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

EPC

D 99

Planning

Class E (Offices)

Rent

£16,000 per annum exclusive

VAT

VAT is not applicable.

Legal Costs

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

Rates

The rateable value for the current year is separately assessed.

Front Suite: £10,250
Rear Suite: £5,700

Each suite qualifies for 100% small buiness rates relief.

Service Charge

A service charge is levied to cover the costs of waste management, all utilities and communal buildings maintenance, insurance and alarm maintenance. The figure for the year end is £4,256.52. This figure will vary depending on expenditure.





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