

ehB Reeves
commercial property experts

TO LET

Newly Developed Creative Space

2,131 sq.ft (198 sq.m)

The Depot, 16A Court Street, Leamington Spa, CV31 2BB

Accommodation

The Depot forms part of the second phase of the Creative Quarter development, which has been undertaken to bring key sites back to life, the latest second phase being The Old School, Stoneleigh Arms and The Depot. The Depot provides stripped back quasi-industrial style accommodation, which is bright and ideal for a variety of uses.

With a strong emphasis on quality, sustainability and accessibility the property benefits from Air source heating and cooling (AC), CCTV, intruder alarm system, modern electrical and data cable trunking, WCs, step free entry with automatic doors and access to an electric vehicle charging point. A shared landscaped outside breakout area is available for occupiers of The Depot, shared with The Old School and The Stoneleigh Arms.

The space provides contemporary well equipped space in a characterful setting, a smart and quirky property in Leamington's growing Creative Quarter.

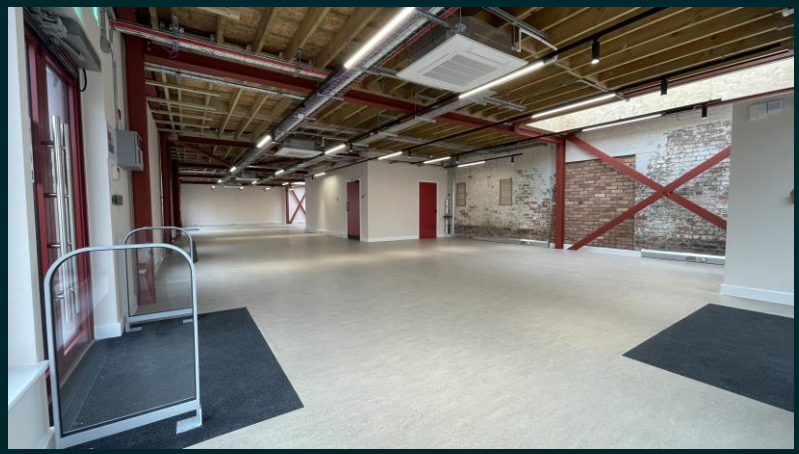
The net internal area is: 2,131 sq.ft (198 sq.m) (excluding WCs).

Location

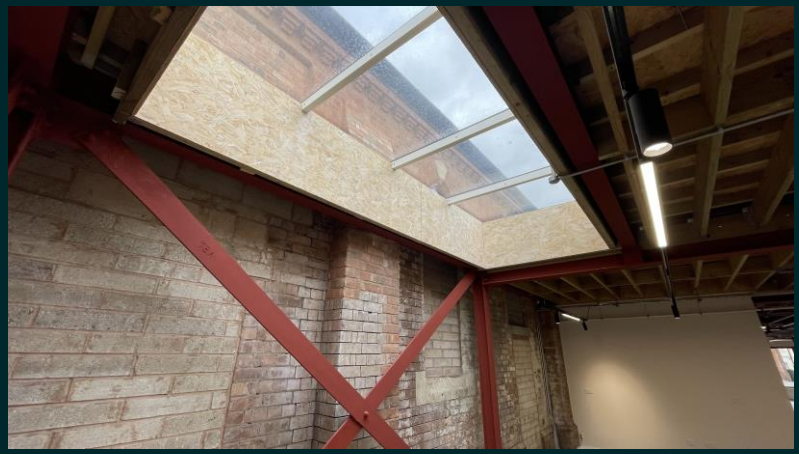
Located on Court Street in Leamington Spa's Old Town, The Depot is well situated within a 6 minute walk to Leamington Spa Railway Station, and very close to the Town Centre, where there are a range of restaurants, cafes and local amenities to choose from. The property sits adjacent to The Old School which has also recently been re-developed as part of the Creative Quarter and is now occupied.

The Althorpe Enterprise Hub is nearby, as well as The Stoneleigh Arms which also formed part of the same re-development. The property is adjacent to Court Street Car Park – permits can be obtained at a discounted rate, subsidised by WDC, subject to contract.

SAT NAV: CV31 2BB /// **play.chill.ending**







Tenure

Available on a new lease, for a term to be agreed.

Services

Mains electricity, water and drainage are connected to the property. Interested parties should make their own enquiries in this respect.

EPC A 4

Suitable Uses

The property can be used for any of the following:

- Creative Studio or Workshop
- Arts, culture or exhibition uses
- Community hub or community focused activities
- Education and training
- Social enterprise
- Retail of goods (excluding hot food takeaway)
- Public exhibition and event space.

ONLY BUSINESSES THAT ARE CREATIVE AND/OR COMMUNITY BASED NEED APPLY

Rent

Rent on Application

Business Rates

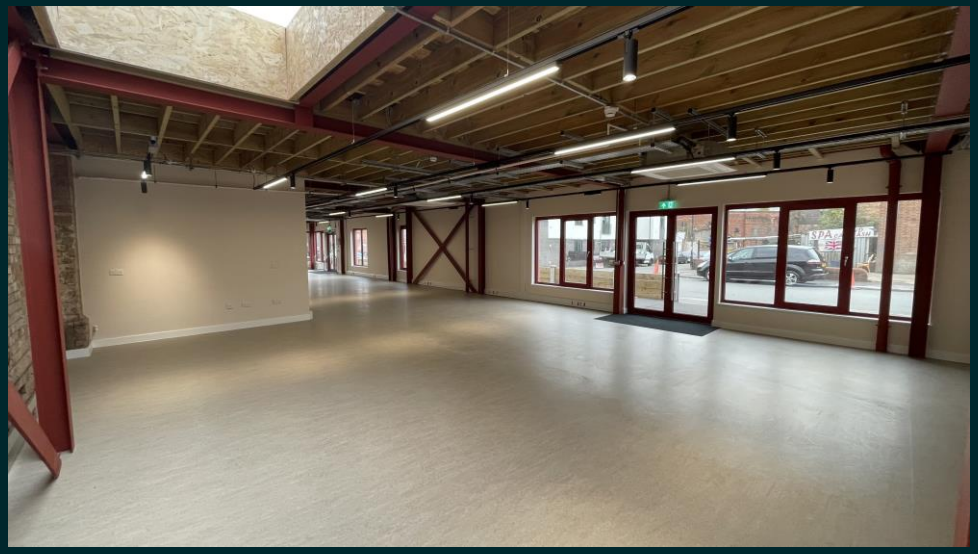
TBC

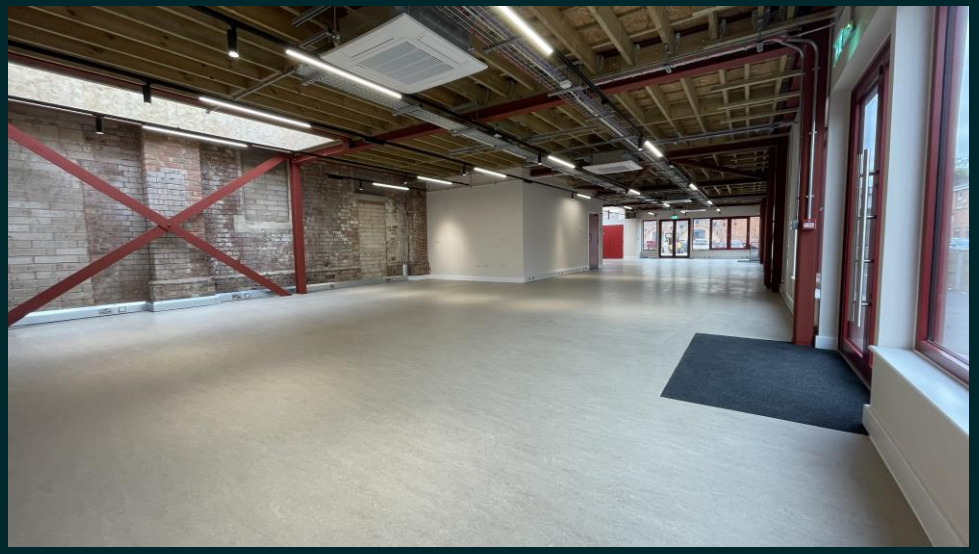
Legal Costs

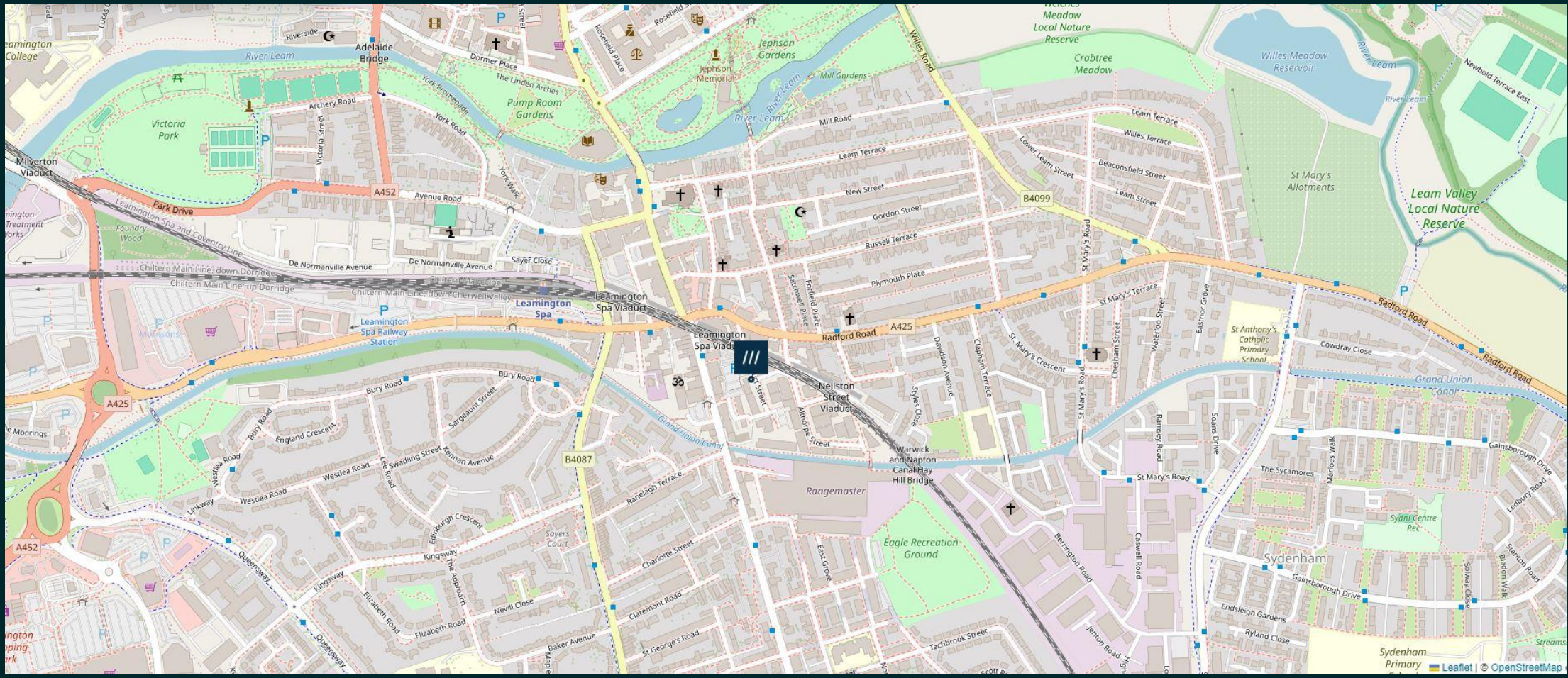
Each party will be responsible for their own legal costs associated with this transaction

Service Charge

TBC







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