


ehB Reeves
commercial property experts

# TO LET

Modern Second Floor Office with Lift

**1,433 sq.ft** (133 sq.m)

**Second Floor, Bedford Court, Bedford Street, Leamington Spa, CV32 5DY**

## Accommodation

Bright and modern second floor office accommodation, the space benefits from new carpeted flooring, double glazed windows, fluorescent lighting set into a suspended ceiling, night storage heaters and ample electrical and data points.

The suites enjoy use of a well sized kitchenette and two WCs.

A lift is in the building to provide access.

Each suite measures as follows:

Suite I: 582 sq.ft (54 sq.m)

Suite J: 417 sq.ft (38.74 sq.m)

Suite K: 434 sq.ft (40.37 sq.m)

Totalling: 1,433 sq.ft (133.13 sq.m)

## Location

Located in the heart of Leamington Spa town centre, Bedford Street running parallel to the Parade. Nearby traders include Marks & Spencer, Lee Longlands, with Cancer Research, Blue Cross and Myton Hospices charity shops underneath the premises. The area boasts a wide selection of traders, including restaurants, coffee shops, interior design boutiques and clothes shops. It is a short walk from Parade and Regent Street.

The M&S car park immediately adjacent to the building provides ample spaces, on street parking is also available nearby.

**SAT NAV: CV32 5DY** ///


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3 Olympus Court
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Tachbrook Park
Leamington Spa
CV34 6RZ

**For viewing arrangements, contact:**

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## Tenure

Available on a new lease for a minimum 3 year term. Lease to be contracted outside of the Landlord and Tenant Act 1954 (s.24 - 28 incl.)

## Services

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

## EPC B 49

## Planning

Class E (Offices)

## Rent

£14,000 per annum (exclusive)

## Rates

The rateable values for the suites are:
Suite I: £10,250
Suite J: £7,700
Suite K: £8,100

**Each individual suite qualifies for 100% small business rates relief (subject to the status of the rates payer).**

## Legal Costs

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

## Service Charge

Currently £1,410 per quarter (plus VAT). Which covers: refuse collection, repairs and decorations to the common areas and external of the building, fire safety, building insurance, communal electricity supply, lift maintenance, cleaning, sinking fund and management fees.






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