

ehB Reeves
commercial property experts

TO LET

Modern First Floor Town Centre Office With Lift

3,331 sq.ft (309 sq.m)

First Floor Bedford Court, Bedford Street, Leamington Spa, CV32 5DY

Accommodation

The first floor provides very bright, modern office space, benefit from very large double glazed windows, electric panel radiators, air conditioning throughout, ample electrical and data points, dedicated server room, large kitchenette, four WCs and a storage room.

The accommodation is carpeted throughout and has a suspended ceiling which has T8 Fluorescent lights fitted.

The net internal area is 3,331 sq.ft (309 sq.m)

Location

Located in the heart of Leamington Spa town centre on 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 ///







Tenure

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

Services

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

EPC C 55

Planning

Class E (Offices)

Rent

£37,500 per annum (exclusive)

Rates

The rateable value for the current year is £42,500.

Legal Costs

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

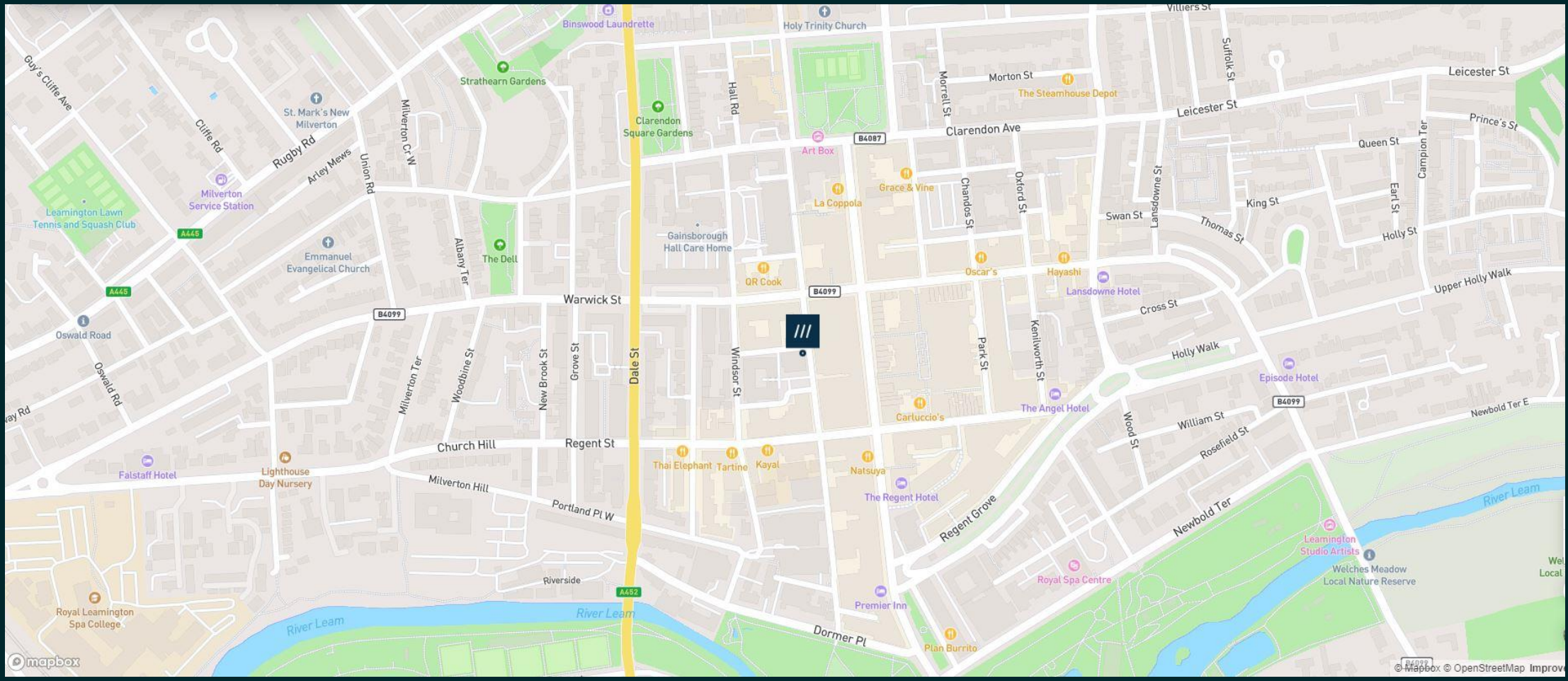
Service Charge

Currently £2,820 plus VAT per quarter. Covering 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 fee.









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

For viewing arrangements, contact:

Oliver Shelley **01926 888181**

oliver@ehbreeves.com/ehbreeves.com

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