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VIEW ONLINE

OFFICE TO LET



BROMWICH HARDY
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2 JEPHSON COURT, TANCRED CLOSE, LEAMINGTON SPA, CV31 3RZ

To Rent: £23,750 - £71,250 per annum

1,483 to 4,449 sq ft (137.78 to 413.33 sq m)

Description

Unit 2 Jephson Court is a modern two-storey office building, recently subject to a major refurbishment programme. The property comprises four high quality air conditioned offices on both ground and first floors. The building specification includes a new photovoltaic roof system, 4 car charging points, floor cable ducts, perimeter trunking, suspended ceilings with new LED lighting, double glazed windows, and fitted carpets throughout.

A kitchen is installed at ground floor, along with the shower room. The second floor houses the plant room which incorporates the gas fired central heating boilers and hot water cylinder. An external door leads to a roof deck which houses the air conditioning condenser units. Externally, the building is fitted with electric security shutters to the ground floor windows and main entrance.





Summary

- High quality self contained offices
- Established business park location
- 25 parking spaces
- EV chargers
- Solar PV
- High quality kitchen facilities

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GALLERY









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RENT

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BUSINESS RATES

Rates Payable: £6.74 per sq ft

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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harvey.wells@bromwichhardy.com

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