

158A Parade
Leamington Spa
CV32 4AE

ehB
Reeves

ehB Reeves

Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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Second & Third Floor Office Suites To Let

- Total Office Area Available: 104.3 sq m (1,122 sq ft)
- Second Floor: 48.7 sq m (524 sq ft)
- Third Floor: 55.6 sq m (598 sq ft)
- Direct Street Access with Intercom
- Attractive Views Over the Parade and Town Hall
- Suitable for a Variety of Uses
- Qualifies for 100% Rates Relief (Subject to Status of Rates Payer)

Interested in
this property?

Contact

Simon Hain

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Location

The offices are situated on the upper floors of No. 158 Parade, which is located on the opposite side of the road from Euston Place. The building is in close proximity to many of Leamington's popular shops, restaurants and bars. Time limited on-street parking is available in the nearby streets whilst further public car parking facilities are available in St Peter's multi storey car park, which adjoins Bedford Street at the rear of the property.

Description & Accommodation

The available offices are located on the second and third floors of the building and have the benefit of a separate entrance from Parade. The accommodation has gas central heating with radiators in the main areas. The second floor comprises an open plan office with a kitchen/breakout area. The third floor consists of four smaller offices ranging from 95 sq.ft to 189 sq.ft. The second floor also has a small kitchenette. There is a WC located on the second floor. The front offices have attractive views over the Parade and Euston Place.

Services

Mains water, gas, electricity, and drainage are connected to the offices, which are heated by means of radiators served by a central boiler.

Planning

Class E (Business)

Tenure

The suites are available on a new lease for a preferred minimum 5 year term. The tenant will be responsible for all internal repairs and decoration to the offices and for contributing to a service charge.

Rent

£9,850 per annum (exclusive).

VAT

We are advised that VAT is not applicable.

Rates

The rateable value for the current year is £8,200. The office qualifies for 100% rates relief (subject to status of rates payer).

Service Charge

The tenant will be responsible for the repair and maintenance of the interior of the offices. A service charge on account of £1,520 per quarter is payable by the tenant towards costs including (and not limited to) all gas heating, communal cleaning, communal maintenance, health and safety systems maintenance/testing, management and external maintenance.

EPC

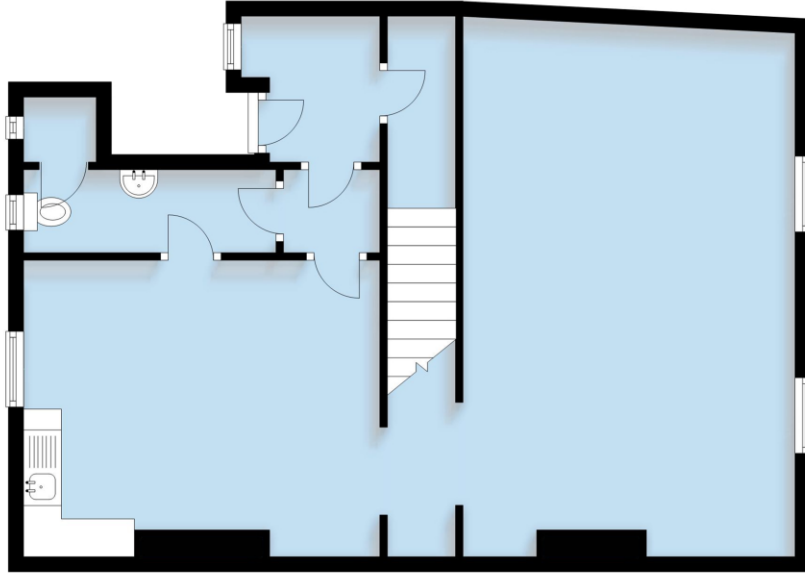
E 116

Legal Costs

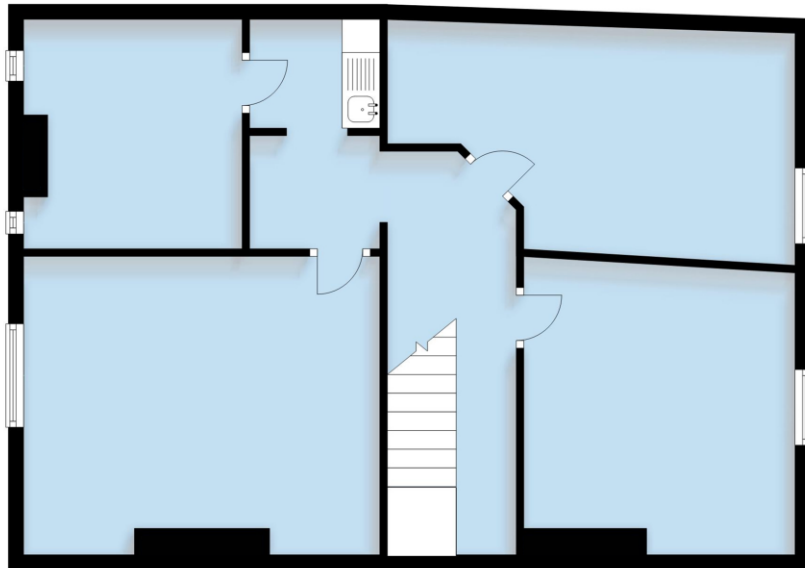
Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

By prior arrangement through the sole letting agents, ehB Reeves, on 01926 888181.



Second Floor
Approx. 67.0 sq. metres (721.5 sq. feet)



Third Floor
Approx. 71.7 sq. metres (772.0 sq. feet)

Total area: approx. 138.7 sq. metres (1493.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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