

19 Coventry Road  
Leamington Spa  
CV32 7JN

ehB  
Reeves

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[www.ehbreeves.com](http://www.ehbreeves.com)



## Two Semi Rural Office Suites To Let

- Suite 1 – 769 sq.ft & Suite 2 (UNDER OFFER) - 559 sq.ft
- Available on New Flexible Leases
- Well Fitted and Present Accommodation
- Rent To Include Heat, Light and Electricity
- 24/7 Access
- Available Now
- Good Car Parking Near By

Interested in  
this property?

Contact

**Simon Hain**

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## Location

The property is located on the Coventry Road in Cubbington, close to its junction with the B4453 Rugby Road. Leamington Spa is 4 miles to the south west with Coventry being 6 miles to the north west, both linked by the nearby A423.

The property is on the fringe of Cubbington village and enjoys excellent views over adjacent open farmland. Nearby amenities include neighbourhood shopping, petrol station and pubs.

## Description & Accommodation

19 Coventry Road comprises a contemporary detached office building providing a number of office suites with the benefit of on site car parking as well as unrestricted unlimited car park in the near vicinity. Two office suites are available, one located within the principal building on the ground floor with a second smaller suite located at first floor within the rear wing.

The offices are modern and well presented. Each suite is accessible 24/7. The specification of the suites includes a central heating system, uPVC double glazed windows, window blinds, data cabling, LG7 lighting, suspended ceilings and kitchen facilities.

The accommodation available comprises the following:-

### Suite 1

Accessed off the communal principal reception and providing a suite of four offices, two WC's and one shower, well fitted kitchen and 2 storerooms

Total floor area 769 sq.ft. (71.44 sq.m.)

Office 1 3.45m x 5.66m net 18.68 sq.m. off which is a storeroom of 4.22 sq.m.

Office 2 4.15m x 2.1m = 11.68 sq.m.

Office 3 4.15m x 2.8m = 11.68 sq.m.

Office 4 4.15m x 3.94m = 16.37 sq.m.

Kitchen 3.45m x 2.34m = 8.08 sq.m.

Fitted with a range of kitchen units, stainless steel sink, integral fridge and dishwasher and

housing the gas fired central heating boiler.

WC 1 with shower

WC 2

Further storeroom.

### Suite 2 (UNDER OFFER)

Total floor area 559 sq.ft. (51.93 sq.m.)

Currently providing a reception area, separate WC, kitchen and four office areas.

Reception Area 3.8m x 1.94m = 5.94 sq.m.

Front Office 2.8m x 2.8m = 7.94 sq.m.

Rear Office Area overall 5.8m x 5.74m = 33.29 sq.m. (divided into three areas).

Kitchen 2.84m x 1.85m = 5.25 sq.m.

Fully fitted with a range of base and wall units with fridge and dishwasher and housing the gas fired central heating boiler.

## General Information

### Services

All mains services are connected to the suites.

### Tenure

Each suite is offered on a new lease for a term to be negotiated, the leases will be drawn on internal repairing and insuring terms.

### Rent

Suite 1 £12,850 per annum inclusive of servicing costs but exclusive of business rates.

Suite 2 £9,000 per annum inclusive of servicing costs but exclusive of business rates.

The aforementioned rent includes the provision of gas fired central heating, all electricity, maintenance, decoration and cleaning of common areas and the exterior, window cleaning, refuse collection and buildings insurance. The tenant will be responsible for the provision of telecoms and data.

### Rates

The offices are currently rated as one and are soon to be subject to a rating reassessment which will hopefully bring each suite into the arena of small business rate relief, subject to the tenants status .

### EPC

E111

### Legal Costs

Each party will be responsible for their own legal costs.

### Viewing

Strictly by appointment through the sole letting agents ehB Reeves 01926 888181.



### Views from 19 Coventry Road



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