

First Floor Offices in Town Centre Location

537 Sq Ft (49.89 Sq M)



1, Swan Street, Warwick, Warwickshire CV34 4BJ

Property Highlights

- Town Centre Location
- First Floor Offices
- Immediately Available
- New heating/ air conditioning system
- WC and tea point
- Open plan with two offices/ meeting rooms located off



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Location

Located on Swan Street immediately off Market Place in the historic core of Warwick Old Town these first floor offices are well situated for access to Warwick Station (0.7 miles) and Warwick Parkway Station (1.5 miles). The property also has easy access to the A46 Warwick Bypass which is only 1.3 miles away leading directly to J15 of the M40 (3.5 miles).

Description

First floor offices consisting of main open plan area with two meeting rooms/ offices located off. Newly installed heating/ cooling system, perimeter power, kitchen point and ground floor WC. Good levels of natural light, UPVC windows.

Accommodation

Description	Sq Ft	Sq M
First Floor	537	49.89
Total	537	49.89

Business Rates

Rateable Value (2019/20)	£5,100
Uniform Business Rates (2019/20)	0.48 pence
Rates payable approx. £2,448, however if this is your only business premises you are likely to be exempt from paying business rates – please check with your local rating authority	

Tenure

Immediately available by way of a new sublease on terms to be agreed.

EPC

The property has an EPC Rating of D 74.

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

VAT

The property is elected for VAT.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. December 2017.