

Somerset House
Clarendon Place
Leamington Spa
CV32 5QN

ehB
Reeves

ehB Reeves

Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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Interested in
this property?

Contact
Simon Hain

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To Let Town Centre Offices in Prestigious Regency Office Building

- Offices from 180 sq.ft to 886 sq.ft
- Single or Multiple Offices Located On Second Floor
- Communal Kitchen and W.C Facilities
- Car Parking Near By
- Leamington Spa Town Centre
- Prominent Town Centre Location
- Inclusive flexible Agreement



LOCATION

Somerset House occupies a prominent position in the north west of Leamington Spa's town centre, within a busy business location. The prime retail area of the town, The Parade, is within a five minute walk. Leamington Spa offers easy access to various transport networks including the A46 which links to junction 15 of the M40 motorway and the midlands motorway network.

DESCRIPTION

Somerset House is an attractive Regency property with a rendered and painted frontage, the communal entrance into the building fronts Clarendon Place and the accommodation available is situated at second floor level.

Communal w.c's are situated on all floors of the building with a communal kitchen on the second floor mezzanine level. Security and fire alarm to building.

In greater detail the accommodation comprises:

2nd Floor

Office 1 – 261 sq.ft

Office 2 – 78 sq.ft LET

Office 3 – 238 sq.ft

Office 4 – 207 sq.ft

Office 5 – 180 sq.ft

GENERAL INFORMATION

Lease Term

The offices are available on a new flexible lease, the terms of which are subject to negotiation, the lease is available on internal repairing and insuring terms.

Rent

Office 1 - £7,300 per annum

Office 2 – Let

Office 3 - £6,400 per annum

Office 4 - £5,400 per annum

Office 5 - £4,700 per annum

Access

24/7

All rents are exclusive of business rates but inclusive of electricity, The rent stated includes all heating, lighting, water and drainage, cleaning of common areas, window cleaning, refuse collection from site, buildings insurance, but are exclusive of VAT, all telecommunication costs, broadband and contents insurance.

Business Rates

Tenants will be responsible for any business rates payable, all offices are eligible for small business rates relief subject to the applicants status on a room by room basis.

Legal Costs

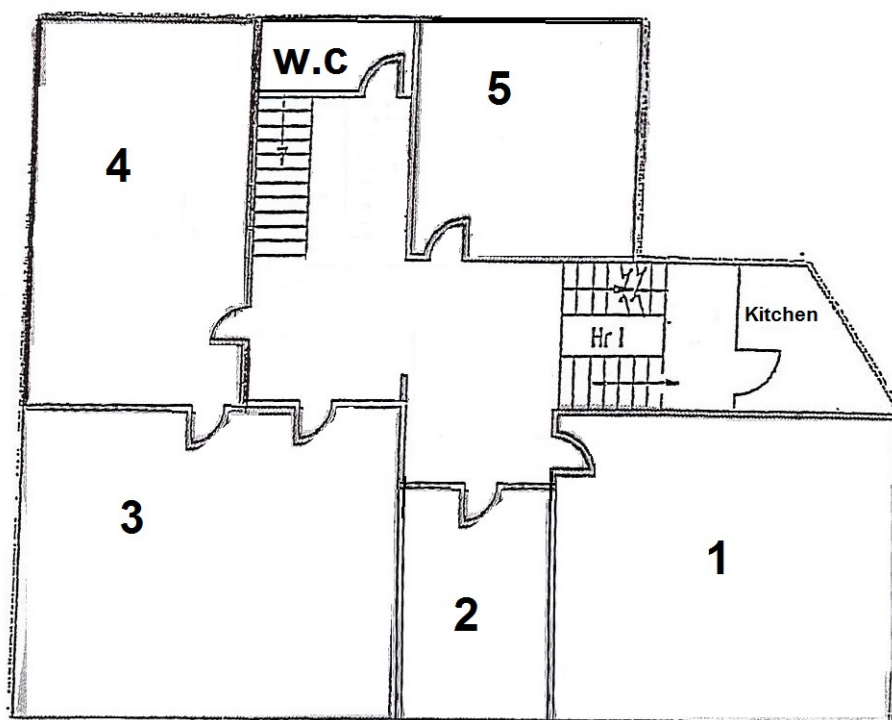
Each party will bear their own legal costs incurred in the preparation of the lease.

Viewing

Strictly by appointment with the sole agents ehB Reeves 01926 888181

Location As indicated on the accompanying location plan.

Somerset House



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