

Second Floor Office Suite, 5 Charles Court  
Budbrooke Road  
Warwick  
CV34 5LZ

ehB  
Reeves

ehB Reeves  
Somerset House  
Clarendon Place  
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# To Let On New Lease

- Self Contained Second Floor Office Suite of 1,046 sq ft
- To Be Refurbished Throughout
- 3 On Site Car Parking Spaces
- New LED Lighting
- Excellent Natural Lighting
- New Lease Available
- Walking Distance of Warwick Parkway Rail Station

Interested in  
this property?

Contact

**Simon Hain**

01926 888181  
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### Location

The subject property is located off Budbrooke Road approximately one mile to the west of Warwick town centre. Budbrooke Road, which in turn provides access to the A46 bypass, is approximately one quarter of a mile from the subject property. The building is therefore well located for access to all major commercial centres nearby as well as the M40 motorway.

### Description

The building forms part of a scheme, which was developed in 2001 by Shipmead Propertiers and involved the creation of eight individual office buildings. The offices were converted to a good standard and are now in the process of being refurbished. The specification includes sealed unit double glazed windows throughout, suspended ceilings with proposed inset LED lighting, intruder and fire alarm systems, security shutter to main door, intercom, new carpeting throughout and a gas fired radiator central heating system. The offices are fully cabled, and a telephone system is available if required. There are both male and female and disabled WCs at intervals throughout the building and a kitchenette within the suite. Externally the building has been rendered and painted. The suite benefits from three onsite car parking spaces.

### Accommodation

The accommodation is approached from a door to the rear of the building and in greater detail comprises the following (also see the attached floor plan):

#### Second Floor

Total net letable floor area of 1,046 sq ft (97.8 sq m).  
Currently partitioned into the following areas:

#### Private Office One/Server Room

138 sq ft (12.86 sq m)

#### Office Two

184 sq ft (17.06 sq m)  
With a range of fitted storage cupboards.

#### Office Three (Board Room)

457 sq ft (42.47 sq m)

#### Reception/General Office

226 sq ft (21.04 sq m)

#### Kitchen

65 sq ft (6.05 sq m)  
With a range of wall and base units and built-in fridge.

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### Services

All mains services are connected to the property.

### Planning

B1 (a) Offices

### Tenure

The property is available by way of a new internal repairing and insuring lease for a term to be agreed. The lease will be excluded from sections 24-28 inclusive of the Landlord and Tenant Act 1954.

### Rent

£12,600 per annum exclusive plus VAT.  
VAT will be applicable at the prevailing rate.

### Rates

The rateable value for the current year is £8,200.

### Service Charge

The tenant will meet a building service charge to cover a fair proportion of gas, electricity, water, drainage, alarm maintenance, cleaning of common areas, maintenance, buildings insurance and other communal costs.

### EPC

D 89

### Legal Costs

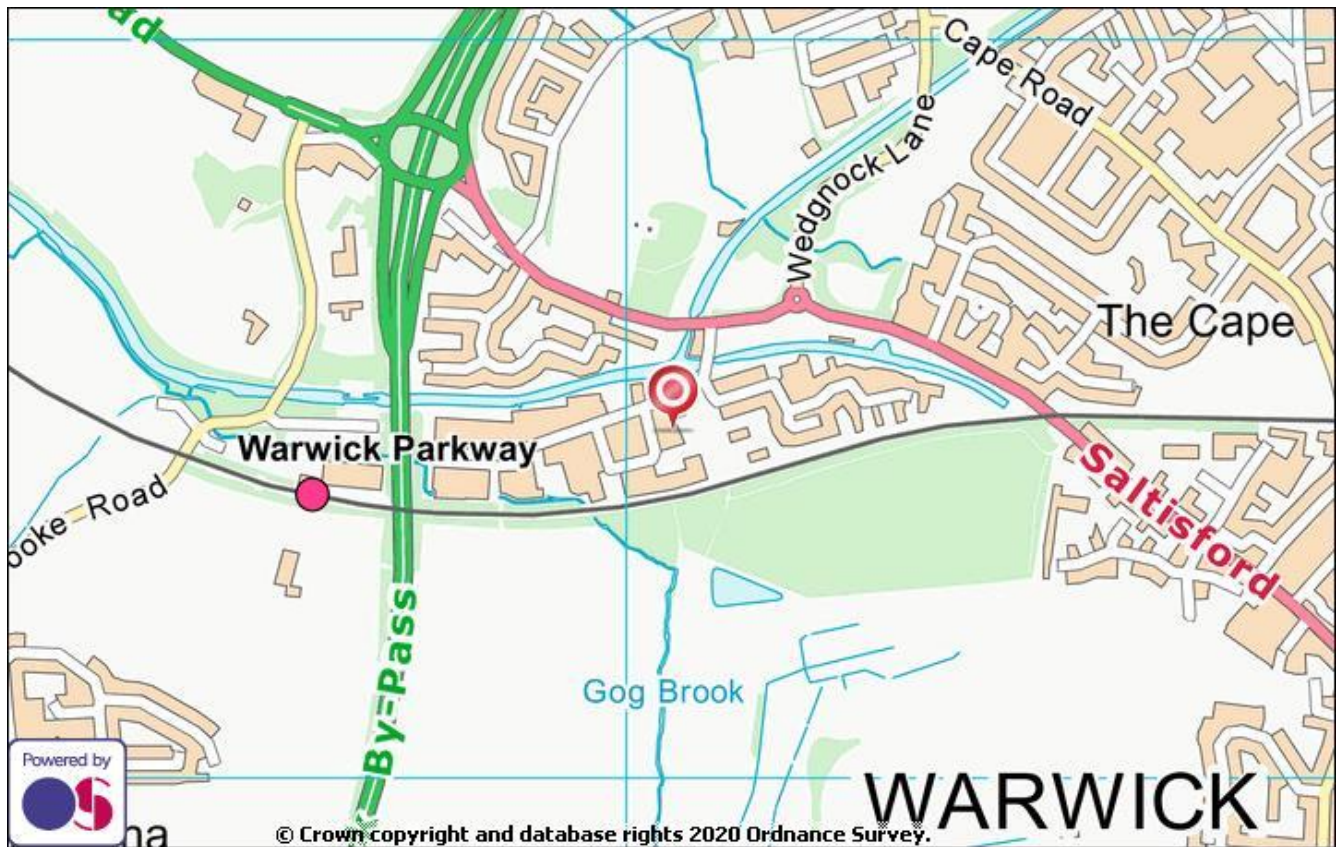
Each party will meet their own legal costs.

### Viewing

Strictly by appointment with the sole agent, ehB Reeves, on 01926 888181.



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