

44 Holly Walk
Leamington Spa
CV32 4HY

ehB
Reeves

ehB Reeves
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Offices To Let

- Ground & First Floor Offices
- To Let As a Whole (or Separately)
- Ground Floor (Front): 538 sq ft (50 sq m)
- Ground Floor (Rear): 462 sq ft (42.92 sq m)
- First Floor (Rear): 425 sq ft (39.48 sq m)
- Total Net Internal Floor Area: 1,425 sq ft (132.4 sq m)
- Includes 7 Car Parking Spaces to the Rear
- Town Centre Location
- Walking Distance of Railway Station
- Shops, Restaurants and Bars Nearby

Interested in
this property?

Contact

Simon Hain

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Location

The property is located in a prominent position on the south side of Holly Walk close to its junction with Wood Street and in a mainly commercial area, conveniently close to the main town centre, which is only a short walk away.

Description

44 Holly Walk is a 2-storey semi detached Victorian building of brick construction with double height bay windows to the front elevations. The building is cement rendered and painted, and covered by a pitched slate roof which extends across a 2-storey extension to the rear.

The available accommodation comprises offices at ground floor level at the front of the building, and ground and first floor level at the rear of the building. A private car park is located at the rear of the property, where there are 7 allocated parking spaces.

Accommodation

Ground Floor (Front)

Front entrance door with intercom/door security system leading to carpeted communal entrance hallway

Office (front): 313 sq ft (29.10 sq m)
Office (rear): 225 sq ft (20.90 sq m)
Fitted with LED lighting,
Ladies WC (shared) off entrance hallway
Gents' WC (shared) - first floor landing

Total: 538 sq ft (50 sq m)

Ground Floor (Rear)

Side entrance lobby from car park

Office (front): 130 sq ft (12.08 sq m)
Office (middle): 212 sq ft (19.69 sq m)
Office/Kitchen (rear) door to rear car park:
120 sq ft (11.15 sq m)

Total: 462 sq ft (42.92 sq m)

Rear stairs to first floor rear office.
Rear ground floor WC.

First Floor (Rear)

(Also accessed from main stairs)

Office (front): 93 sq ft (8.64 sq m)
Office (middle): 218 sq ft (20.25 sq m)
Office (rear): 114 sq ft (10.59 sq m)

Total: 425 sq ft (39.48 sq m)

Services

Mains water, gas, electricity and drainage are connected to the property. Fire and Intruder alarms. The accommodation is heated by a communal gas central heating system with boiler and radiators within the principal area. Fluorescent light fittings are provided throughout. Cat 5 data cabling is installed.

Planning

B1 (a) Offices

Tenure

The offices are available to let for a minimum term of 3 years. Under the terms of the lease the tenant is to be responsible for all internal repairs and decoration as well as for paying a service charge to cover an appropriate proportion of the costs incurred by the landlord in relation to external repairs and maintenance, heating, insurance, cleaning of the common parts and any other general items of expenditure in relation to the property. The lease will be excluded from sections 24-28 inclusive of the Landlord & Tenant Act 1954.

Rent

GF Front: £8,600 per annum exclusive
GF Rear: £6,500 per annum exclusive
FF Rear: £6,000 per annum exclusive

VAT is not applicable.

Rates

The rateable values for the current year are:
Ground Floor (Front): £7,000
Ground Floor (Rear) & First Floor (Rear) £9,800

Service Charge

A service charge is levied to cover the costs of waste management, all utilities and buildings maintenance, insurance and alarm maintenance. This came to £7,022 for 2019 for all 3 suites.

EPC

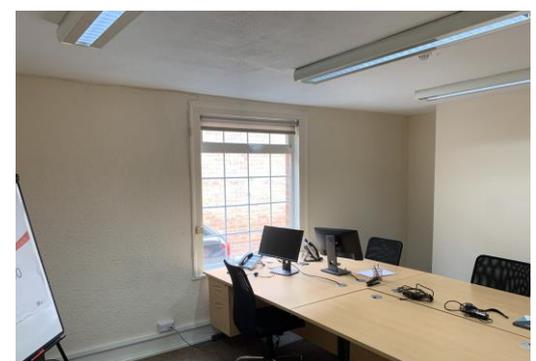
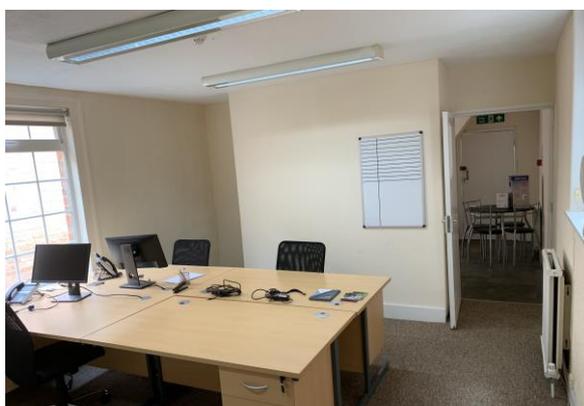
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Legal Costs

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

Viewing

Strictly by prior appointment with ehB Reeves on 01926 888181.



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Car Park for 7 Spaces at Rear