

First Floor Offices
17 The Square
Kenilworth
CV8 1EF

ehB
Reeves



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Interested in
this property?

Contact

Robert Hawkins

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First Floor Offices To Let

- Modern Accommodation Totalling 873 sq ft
- Excellent Town Centre Location
- Car Parking Available
- Rent: £10,500 Per Annum Exclusive
- Available Immediately

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Location

The property is located on The Square which is situated adjacent to Abbey End Car Park to the east and Warwick Road to the west. It is accessed via a private car park next to the Abbey End Car Park, as well as having a pedestrian access from the main street between SpecSavers and KC Hairdressing.

Description

The property comprises first floor modern office accommodation with an entrance staircase at either end of the building. There are four separate offices, as well as kitchen and toilet facilities, all accessed off a central hallway/corridor.

Accommodation

Ground floor entrance foyer at front and rear with stairs leading to:

First Floor Office: 873 sq ft, with 4 private offices

Services

Mains water, drainage and electricity are connected.

Planning

Class E (formerly B1(a) Offices under the Town and Country Planning (Use Classes) Order 1987).

Tenure

The property is available by way of a new full repairing and insuring lease.

Rent

£10,500 per annum exclusive.

VAT

VAT is not applicable.

Rates

The rateable value for the current year is £9,000.

Service Charge

Not applicable.



EPC

TBA

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

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

