

To Let [might sell]

Office

Hawkestone House

Portland Mews, off Portland Street, Leamington Spa, CV32 5HD



- Self contained office building
- 186.16 sqm / 2003 sqft approx
- 7 on-site parking spaces
- Town centre location

Location - Hawkstone House is located in Portland Mews which lies to the west of Portland Street just to the south of its junction with Warwick Street. The property is therefore well located in relation to the centre of Leamington, is in close proximity to the professional quarter within the town and provides easy access locally to Warwick, Coventry and Kenilworth with access to the regional motorway network via Junctions 13 and 14 of the M40 to the south.

Description – The property comprises a self-contained building of predominantly two storey construction surmounted by a mix of pitched and flat roofed areas. The property is accessed direct off Portland Mews and is visible from Portland Street. The accommodation is arranged as a series of cellular and open plan office areas and comprises on the ground floor reception area, kitchen, male and female toilets, five office areas [including a boardroom and large open plan office] and access to a small secure yard. At first floor there are two large open plan office areas and a small kitchenette facility. Externally the property has parking for a minimum of seven cars but with tandem parking up to nine spaces could be created. The offices have been completed with plastered and emulsion walls, carpeting throughout, plastered ceilings with surface mounted fluorescent lighting.

Accommodation – Ground floor 95.15sqm / 1024sqft, First floor 91.01sqm / 979sqft approx [calculated as net lettable in accordance with the RICS Code of Measuring Practice]

Tenure - The unit is available to let on a lease for multiples of 3 years with provision for rent reviews in an upward only direction at the expiry of every 3rd year. The lease will effectively be drawn on a full repairing and insuring basis and will be outside the provisions of Sections 24-28 of the Landlord & Tenant Act 1954 in relation to security of tenure.

Rent - £17,500.00 per annum exclusive, to be payable quarterly in advance by banker's standing order.

Business Rates - The VOA www lists the property as "offices" with a rateable value of £22,000 effective from the 1st April, 2010. Business Rates for 2011/2012 are £0.433 in the £.

Services - The property benefits from mains water, drainage, gas, electricity and telecoms and heated from a gas fired boiler heating via hot water radiators located throughout the premises. None of the services in the property have been tested and an ingoing occupier must satisfy themselves as to the suitability for their own purposes. No warranty is given in this regard.

EPC – An EPC will be made available to an incoming occupier.

Legal costs – The incoming occupier is to be responsible to the landlord's reasonable legal costs.

VAT – The landlord advises VAT will not be payable on the rent.



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For further information & viewing contact –

Charles Smith BSc FRICS
Boston Fieldgate
45 Fieldgate Lane, Kenilworth, CV8 1BT
T + 44 [0]1926 852199
E info@bostonfieldgate.com
or visit www.bostonfieldgate.com
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