To Let

All Inclusive First Floor Office Accommodation.

- Totalling 540 Sq Ft
- well presented
- Available immediately
- Parking for 2 cars
- All inclusive rent
Location
Office 10 is located in Brewsters Corner, a mixed use site consisting of offices, retail and light industry. Brewsters Corner occupies a prominent position on Pendicke Street, Southam and is situated 100m east of Southam High Street.

Description & Accommodation
Office 10 is a Modern, first-floor office suite situated in multi-let office building totalling 540 Sq Ft
Specification includes laminate flooring, neutrally painted walls, spotlights, double glazed windows and a radiator heating system. Communal toilets and kitchen facilities located in hallway. The suite benefits from 2 car parking spaces. The office is available for immediate occupation.

Services
Mains electricity is connected to the property. All bills are included with the exception of telecoms, internet and business rates.

Planning
B1 A) Office

Tenure
Leasehold - For a term to be agreed

Rent
£9,000 Per Annum excl. This rent is inclusive of electricity, water and general maintenance to the building. It does not include data or caballing.

Rates
The rateable value for the current year is £4,550 and qualifies for 100% small business rates relief (subject to the status of the occupier)

EPC
TBC

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

Viewing
Strictly by appointment only with the sale letting agent ehB Reeves
01926 888181