Offices To Let

- Character Town Centre Offices
- 3 Floors Totalling 3,351 sq.ft. (311 sq.m)
- Available from 636 sq.ft. to 3,351 sq.ft. (Will Split)
- 4 On Site Car Parking Spaces
- Modern Offices in an Impressive Former Chapel
- Available On New Flexible Leases
- Excellent Local Amenities, Shops, Bars and Restaurants
- Walking Distance Of Railway Station
Location
Holly Walk is situated approximately 200 metres to the east of Parade, the principle retail area in the town. With a mixture of converted period properties and purpose built office buildings, Holly Walk is one of the principal business locations and has attracted a host of professional companies including solicitors, accountants and surveyors, dentists and designers.

Free all day and time limited 'pay and display' on street car parking can be found in the immediate vicinity along with a multi storey car park a short distance away in Park Street and a surface level pay and display facility adjacent to the Spa Centre in Newbold Place.

Description & Accommodation
1 Chapel Court comprises the front prime section of a former Church which was converted in the 1990s and forms part of an award winning office development.

The accommodation is laid out over three floors, principally open plan with a number of meeting rooms. The accommodation is off a large open entrance hall and stairs.

The offices have partial air conditioning, Cat 5 cabling throughout, WCs to all floors with a kitchen to the second floor.

The accommodation available is as follows:-

Ground Floor: 1,905 sq ft (176.96 sq m)
First Floor: 810 sq ft (75.24 sq m)
Second Floor: 636 sq ft (59.08 sq m)
Total: 3,351 sq ft (311.29 sq m)

Available as a whole or by floor.

4 car parking spaces available.

Services
All mains services are connected. Heating is gas fired.

Planning
B1 (a) Offices (soon to be E).

Tenure
The offices are offered on a new lease for a term to be agreed (the minimum term being 3 years). The lease will be contracted outside of sections 24-28 inclusive of the Landlord & Tenant Act 1954.

Rent
£52,500 per annum exclusive for the whole, or:

Ground Floor: £30,500 per annum exclusive
First Floor: £13,000 per annum exclusive
Second Floor: £9,000 per annum exclusive

VAT
VAT is applicable.

Rates
The rateable value of the whole for the current year is £38,500.

Service Charge
£5.25 per sq ft exclusive (if split) to contribute towards the upkeep, maintenance and decoration of the exterior and internal common area of the property, all utilities, maintenance of the heating and alarm systems, the common areas of the development, the car park, management and the building insurance premium.

EPC
E 113

Legal Costs
Each party will meet their own legal costs.

Viewing
By appointment with the letting agents, ehB Reeves 01926 888181.
eh B Reeves for themselves and for the sole/lessor of this property who agents they give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. eh B Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
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1 Chapel Court
Holly Walk
Leamington Spa
CV32 4YS