

Peter Clarke

Commercial

Offices at Emscote Old Wharf Emscote Road, Warwick, CV34 5EH

FOR SALE/TO LET

A new development of four self-contained offices available individually or as a whole

- Office - 700 sq.ft. (65.03 sq.m.)
- Office - 683 sq.ft. (63.45 sq.m.)
- Office - 824 sq.ft. (76.55 sq.m.)
- Office - 741 sq.ft. (68.84 sq.m.)
- Total Net Internal Floor Area 2948 sq.ft. (273.88 sq.m.)
- Part of a canal side development with main road frontage
- Eight allocated parking spaces (two per office)

Offers Invited Based on £1,100,000 for the whole
Rents Based on £18 per sq.ft.



EMSCOTE OLD WHARF

is situated between Warwick and Leamington Spa, adjacent to the Grand Union Canal with main road frontage to Emscote Road at its junction with Tesco Superstore and McDonalds.

DESCRIPTION

Emscote Old Wharf is a quality canal-side courtyard development by well respected builders, Cotswold Oak Ltd, comprising nine canal side town houses, together with four self-contained offices with associated parking. The offices front the Emscote Road, however, vehicular access is via the courtyard and All Saints Road.

Each office is self-contained, situated in a three-storey building with the offices being on the first and second floors with under croft parking below. They have been built to a high specification with individual WC, gas central heating, compliant lighting, together with perimeter trunking.

ACCOMMODATION

First Floor (Office 10)
700 sq.ft. (65.03 sq.m.)

Second Floor (Office 11)
683 sq.ft. (63.45 sq.m.)

First Floor (Office 12)
824 sq.ft. (76.55 sq.m.)

Second Floor (Office 13)
741 sq.ft. (68.84 sq.m.)

Total Net Internal Floor Area 2948 sq.ft. (273.88 sq.m.)

PRICE

Offers invited based on £1,100,000 for the whole. Rents based on £18 per sq.ft. Available individually or as a whole.

TENURE

The offices are to be sold long leasehold on a 999 year lease at a peppercorn ground rent. The lease will permit future residential use/conversion. Occupational leases will be on full repairing and insuring terms.

RATEABLE VALUE

As the properties are newly built, the rateable values have yet to be assessed.

EPC

The EPC ratings for the offices are A. A full copy of the Energy Performance Certificates are available upon request.

VAT

All asking prices are quoted exclusive of VAT, which will be payable in addition.

RIGHTS OF WAY

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

VIEWING

Strictly by appointment with the sole selling/letting agents.

Peter Clarke Commercial
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DISCLAIMER

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