

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



TO LET

A new development of four self-contained offices available individually or any configuration

- Office - 700 sq.ft. (65.03 sq.m.) £12,600 p.a.
- Office - 683 sq.ft. (63.45 sq.m.) £12,294 p.a..
- Office - 824 sq.ft. (76.55 sq.m.) £14,832 p.a.
- Office - 741 sq.ft. (68.84 sq.m.) £13,338 p.a.
- 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)

Rent 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

The offices are available individually or could be combined providing first and second floors in a self-contained building.

First Floor (Office 10) - 700 sq.ft. (65.03 sq.m.)
Second Floor (Office 11) - 683 sq.ft. (63.45 sq.m.)
Combined - 1383 sq.ft. (128.48 sq.m.)

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

Second Floor (Office 13) - 741 sq.ft. (68.84 sqm.)
Combined - 1565 sq.ft. (145.39 sq.m.)

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

RENTALS

Rents based on £18 per sq.ft. Available individually or as a whole.

TENURE

The offices are available on a new Full Repairing and Insuring lease.

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

VIEWING

Strictly by appointment with the sole letting agents:

Peter Clarke Commercial
01789 207125



DISCLAIMER

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