

Reeves & Partners

TO LET

MODERN GROUND FLOOR OFFICE SUITE

61 Sq.m / 656 Sq.ft

**UNIT 7 NAPIER HOUSE
CORUNNA COURT
CORUNNA ROAD
WARWICK
CV34 5HQ**



- Open –plan office with kitchenette
- 2 dedicated car parking spaces
- Excellent location for the A46 and motorway connections

RENTAL: £10,000 per annum

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

Corunna Court is a small modern office development on the western side of Warwick, to the south of the Birmingham Road (A425), close to its junction with the A46 Warwick Bypass, providing excellent road links to the Midlands motorway network.

DESCRIPTION

Napier House is within a terrace of 3 storey office units within a courtyard scheme. The office, which is on the ground floor, is open-plan with a small kitchenette at one side. There are shared toilet facilities, including disabled and air-conditioning within the office (not tested).

ACCOMMODATION

	sq m	sq ft
L-shaped office	61.0	656
Suspended ceiling with inset category 2 lights, air-conditioning unit to ceiling, sink unit, storage cupboard		
2 car parking spaces are included to the forecourt		

TENURE

The office is available on a new lease for a term of years to be agreed, preferred minimum term 3 years.

RENT

£10,000 per annum exclusive of service charge.

VAT

VAT will be payable on the rent.

SERVICE CHARGE

The estimated service charge for this suite for 2018 is £2,420 per annum plus VAT, payable quarterly in advance.

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LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

RATES

Description: Offices & Premises
Rateable Value (2017): £8,000

The current UBR (2018-2019) is 49.3p in the pound.

VIEWING

By prior arrangement through Reeves & Partners.

