

**TO LET**

**SECOND & THIRD FLOOR  
OFFICE SUITES**

**158A PARADE  
LEAMINGTON SPA  
WARWICKSHIRE  
CV32 4AE**



<b>Second Floor:</b>	<b>48.7 sq m</b>	<b>(524 sq ft)</b>
<b>Third Floor:</b>	<b>55.6 sq m</b>	<b>(598 sq ft)</b>

<b>TOTAL OFFICE AREA AVAILABLE :</b>	<b>104.3 sq m</b>	<b>(1,122 sq ft)</b>
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- **Direct street access with intercom**

**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, fixtures 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.

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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, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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.

**158A Parade, Leamington Spa, Warwickshire CV32 4AE**

**LOCATION**

The offices are situated on the upper floors of No. 158 Parade, which is located on the opposite side of the road from Euston Place. The ground floor of the property is occupied by Fine & Country Estate Agents. Time limited on-street parking is available in the nearby streets whilst further public car parking facilities are available in the St. Peter's multi-storey car park, which adjoins Bedford Street at the rear of the property.

**DESCRIPTION**

The available offices are located on the second and third floors of the building and have the benefit of a separate entrance from Parade. The accommodation has gas central heating with radiators in the main areas. The third floor has its own kitchenette. The WC on the second floor is communal to the second and third floor accommodation. The front offices have attractive views over the Parade and Euston Place.

**ACCOMMODATION**

The accommodation comprises as follows:-

**Ground Floor**

Entrance door from Parade into entrance lobby.  
Entry-phone system. Staircase to first floor.

**SECOND FLOOR**

**Office 1 (Rear)**

Fitted sink and wall unit with water heater over.

**SQ M                      SQ FT**

**18.09                      194.7**

**Office 2 (Front)**

**30.59                      329**

**TOTAL NET AREA (SECOND FLOOR)**

**48.68                      524**

**Shared WC** (for 2<sup>nd</sup> and 3<sup>rd</sup> floors)

Low-level suite and vanity unit incorporating wash-hand basin with double cupboard below, electric water heater, built-in store cupboard.

A further flight of stairs lead to:

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<b><u>THIRD FLOOR</u></b>	<b>SQ M</b>	<b>SQ FT</b>
<b><u>Office 1</u></b>	<b>13.35</b>	<b>143.7</b>
<b><u>Office 2</u></b>	<b>13.7</b>	<b>147.4</b>
<b><u>Office 3</u></b>	<b>17.96</b>	<b>193.3</b>
<b><u>Office 4</u></b>	<b>10.62</b>	<b>114.3</b>

**Kitchenette**

With single drainer, stainless-steel sink unit, cupboard, electric water heater.

<b>TOTAL NET AREA (THIRD FLOOR)</b>	<b>55.6</b>	<b>598</b>
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**SERVICES**

Mains water, gas, electricity and drainage are connected to the offices which are heated by means of radiators served by a central boiler.

**RATING ASSESSMENT**

**Description:** Offices & Premises

	<b>Rateable Value (2017)</b>
<b>2<sup>nd</sup> Floor</b>	<b>£4,450</b>
<b>3<sup>rd</sup> Floor</b>	<b>£4,050</b>

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

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**TENURE**

The suites are available on a new lease for a preferred minimum 5-year term. The tenant will be responsible for all internal repairs and decoration to the offices and for contributing to a service charge covering a proportionate cost of the maintenance of the common areas and the provision of central heating. A proportion of the insurance premium is also payable in relation to the building as a whole.

**RENT**

**Second Floor:** £5,250 per annum exclusive, payable quarterly in advance.

**Third Floor:** £4,600 per annum exclusive, payable quarterly in advance.

**SERVICE CHARGE**

The tenant will be responsible for the repair and maintenance of the interior of the offices. The landlord is responsible for the maintenance and repair of the structure and common areas. A service charge of £850 per annum per floor will be payable by the tenant towards the landlord's costs.

**LEGAL COSTS**

The reasonable legal costs incurred by the landlord in relation to the granting of the lease are to be the responsibility of the incoming tenant.

**EPC**

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**VIEWING**

By prior arrangement to be made through the sole letting agents: Reeves & Partners  
Telephone: 01926 427100 Email: [catherine@reevesandpartners.com](mailto:catherine@reevesandpartners.com)