

TO LET

**41a Smith Street
Warwick
CV34 4JA**



**WELL PRESENTED FIRST FLOOR OFFICES
WITH SHARED COMMUNAL FACILITIES**

Rent: £4,000 p.a

These offices are in a popular location in Warwick.

The property is accessed from Smith Street into a reception hall, having a wall mounted radiator....

Steps lead up to a communal hallway, over which the other tenant in the building has access.

Communal hallway has exposed beams run throughout the building, double panelled radiator, fixed wooden steps leading up to

Shared storage room, there is a doorway through to communal meeting room 4.9m x 4.6m having central light point to ceiling, two double panelled radiators, window overlooking Smith Street, open fireplace, meeting room furniture

Steps up to shared kitchen having light point to ceiling, window to side elevation, stainless steel single bowl, twin drainer sink with storage below, cupboard housing the central heating boiler and hot water tank, shared fridge/freezer, sliding door to

Toilets having low level flush W.C., opaque glazed window to side elevation, light point to ceiling and further

Communal cloakroom with pedestal wash hand basin, light point to ceiling and opaque window to front elevation.

Private office 1 - 3.3m x 2.8m maximum measurements having single glazed window to rear elevation, double panelled radiator, wall mounted light point. A desk, chairs and two filing cabinets. Please note this room has a head height of 1.7 m.

Office area 2 – 5.1m x 3m having single glazed window overlooking Smith Street, light point to ceiling, double panelled radiator, built-in storage cupboard. Three desks and two chairs.

Please note that the furniture in these offices may be removed.

The current tenant that you would share the communal areas with is a charity.

www.hawkesford.co.uk t: 01926 438129 f: 01926 438127 e: commercial@hawkesford.co.uk



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General Information:

Tenure:	The property is available on a Leasehold basis, for a period of six years
Rent review:	After three years
Services:	We are advised that mains water, electricity, gas and drainage are connected to the property.
Deposit:	One quarter rent
Rates:	£8,500 for the entire commercial property; equally shared
Insurance:	A contribution towards the Property Insurance Tax is approximately £70.00
Utilities:	A contribution towards the water and energy costs.
Legal Costs:	Each party will be responsible for their own legal fees.
Viewing:	By prior arrangement with Hawkesford Commercial Department – 01926 438129
Special Note	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
Photographs	Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property please contact Rob West on 01926 438125.

For all enquires for block management or commercial management please contact Sunny Rustage on 01926 438123.

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

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