

TO LET

**UNIT 1
HOLLY HOUSE
QUEENSWAY
LEAMINGTON SPA
CV31 3LT**



**A SELF-CONTAINED SUITE OF FIRST FLOOR OFFICES AND
HAVING THE ADVANTAGE OF THREE ALLOCATED CAR
PARKING SPACES.**

A NEW LEASE IS SOUGHT ON FLEXIBLE TERMS

RENT: £12,000 PA

DESCRIPTION

Part glazed front door with security entrance system gives access to

Entrance vestibule with light point to ceiling, staircase to

First floor landing again with fluorescent light tube to ceiling and solid door gives access into

Reception/boardroom having light point to ceiling, electric wall mounted night storage heater

Office One – 6.18m x 4.0m having fluorescent light tube to ceiling, windows to front and side elevations, two wall mounted night storage heaters

Office Two – 5.26m x 3.62m having fluorescent light tubes to ceiling, window to front elevation and two electric wall mounted night storage heaters

Kitchen Area – having stainless steel single bowl, single drainer sink with mixer taps over set into granite effect work surface with tile splashback, two base mounted units, space for free-standing fridge-freezer, three wall mounted units

Toilet facilities each with low level flush W.C., pedestal wash hand basin with storage cupboard beneath and electric water heater over and opaque glazed window.

The property can be let furnished or unfurnished.



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 new lease.
- Services:** We are advised that mains water, electricity and drainage are connected to the property.
- Deposit:** Three months.
- Service Charge:** There is a service charge of £2,100 per annum paid quarterly (£525.00) to cover general external maintenance and the building insurance.
- Rates:** Not applicable
- 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.

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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 or email surveys@hawkesford.co.uk

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

Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny Rustage on 01926 438123 or email: sunny@hawkesford.co.uk

Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123, or email: lettings@hawkesford.co.uk

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.

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