

**TO LET**

**ON FLEXIBLE LEASE TERMS  
NEWLY RENOVATED**

**TWO SEPARATE OFFICES – ONLY ONE NOW AVAILABLE**

**1 Wood Street  
Southam  
CV47 1PP**



**Rent: Office 1 £6,500 p.a.**

## DESCRIPTION

Two newly converted offices, within Southam town centre each with their own front door offering flexible accommodation to comprise:

### Office N° 1

UPVC double glazed door giving access into Reception/kitchen area 2.7m x 1.91m having window to rear elevation, fitted kitchen units to comprise stainless steel single bowl, single drainer set into work surface with tile splashback, two base units, drawer stack, matching wall mounted units, archway through to

Ground floor office One: 3.5m x 5m plus 1.9m x 2.7m having fluorescent light tubes to ceiling, double glazed window to side elevation, understairs storage cupboard, number of double sockets, wall mounted electrical radiator, door through to

Shower room, tiled to full height and tiled floor, having light point to ceiling, low level flush W.C., wash hand basin with electric water heater over, enclosed shower cubicle with Trident electric shower, stainless steel wall mounted heated towel rail.

Returning to the office stairs lead up to the first floor office 3.6m x 1.9m plus 2.8m x 1.85m having three fluorescent light tubes to ceiling, double glazed windows to front and side elevation, wall mounted heated electric radiator and a number of double electric sockets.

[www.hawkesford.co.uk](http://www.hawkesford.co.uk) t: 01926 438129 f: 01926 438127 e: [commercial@hawkesford.co.uk](mailto:commercial@hawkesford.co.uk)



Office N° 1



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Chartered Surveyors • Auctioneers • Estate Agents • Property Management • Valuers  
HAWKESFORD, 6 Euston Place, Leamington Spa, CV32 4LN

Registered No: 4657529  
VAT No: 545 2383 44

**General Information:**

- Tenure:** The office is available on flexible Leasehold basis.
- Services:** We are advised that mains water, electricity and drainage are connected to the property.
- Rates:** **Rateable Value:**  
To be advised by Stratford-upon-Avon District Council
- 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, or indeed management of rented property, please contact Pauline Carrera-Silva 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](mailto:leamington@hawkesford.co.uk)

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