

For Sale / For Lease

Office

FOR LEASE



BROMWICH
ARDY

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No. 5 Charles Court

Budbrooke Road, Warwick CV34 5LZ

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📦 1,037 - 2,106 Sq Ft

£ £14,995 - £29,955 Per Annum

Key Features

- Mixture of open plan & cellular offices
- Gas fired central heating & air conditioning
- 5 Allocated parking spaces
- Excellent building security
- Skirting trunking and data cabled
- Principally LED lighting

GROSS INTERNAL AREA
FLOOR 2: 1290 sq. ft, 120 m²
FLOOR 3: 1288 sq. ft, 120 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



FLOOR 3

No. 5 Charles Court, Budbrooke Road, Warwick,
Warwickshire, CV34 5LZ



Location

Charles Court is located in a very convenient position just off the Birmingham Road leading out of Warwick town centre and within 400 yards of the A46 Warwick bypass, which links directly to junction 15 of the M40, as well as the A45 at Coventry. The M6, M69 and M1 are all within a half hour drive, as is Birmingham International Airport. Warwick Parkway train station with its excellent services to London and Birmingham is within walking distance.

Description

Charles Court comprises a high-quality redevelopment of a three-storey office block, which has been subdivided into eight individual office units, each having its own front door. The building was transformed with striking rendered and painted elevations and at the time a new pitched roof.

Number 5 has recently been refurbished throughout. The accommodation is ready for immediate occupation and benefits from new carpeting, suspended ceilings with principally LED lighting, a newly fitted kitchen and gas-fired central heating. The specification also includes data-cabled skirting trunking, air conditioning, security shutters, intruder and fire alarms, and a rear door off the car park with five allocated spaces for this particular unit with free on-street parking available.

Accommodation

Area	Sq Ft	Sq M
First	1,037	96.34
Second	1,123	104.33
Total	2,106	195.65

Business Rates

First Floor: £12,000
Second Floor: £8,200

Tenure

The premises are available on a new lease with flexible terms to be agreed upon, subject to full repairing and insuring lease agreement.

EPC

The property has an EPC Rating of C71. A copy of the EPC certificates are available upon request.

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Service Charge

All mains services are connected to the property. Fitted with air conditioning along with a gas fired central heating system with radiators throughout.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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