

OFFICE TO LET



BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

GROUND FLOOR, UNIT 5, CHARLES COURT, WARWICK, CV34 5LZ

To Rent: £15,000 per annum

1,020 sq ft (94.76 sq m)

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 their own front door.

The building was transformed with striking rendered and painted elevations and at the time a new pitched roof.

The accommodation is ready for immediate occupation and benefits from fitted carpeting, suspended ceilings with principally LED lighting, a fitted kitchen and gas fired central heating.

The specification also includes data cabled skirting trunking, air conditioning, security shutters, intruder and fire alarms, and rear door where the car park with three allocated spaces for this particular unit is.

Summary

- Gas fired central heating & air conditioning
- 3 Allocated parking spaces
- Principally LED lighting
- Excellent building security
- Skirting trunking and data cabled
- Excellent location



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



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RENT

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BUSINESS RATES

Rateable Value: £14,000

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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