



Westgate
House
WARWICK | CV4 4DH

TO LET

Available Now

TOWN CENTRE OFFICE SPACE

6,441 sq ft - 22,996 sq ft
(594 sq m - 2136 sq m)


Waring & Company
01926 430700
www.waringandcompany.co.uk

Large open plan office space situated in the very heart of Warwick Town Centre

KEY FEATURES



Large open
floor-plate
office space



Excellent
natural light



Led
Lighting
throughout



Suspended
ceilings



Gas fired
central heating



Air Conditioning
cooling



Lift
access to
all floors



Pay & display
parking
near by



2 miles
J15
M40

RENT

The offices are offered for immediate occupation 'on terms to be agreed' at a rental figure of

£12.50 PSF excluding rates and all other outgoings.

Part 1st floor 6,441 sq ft (598.4 sq m)

AVAILABLE

2nd floor 16,555 sq ft (1538sq m)

AVAILABLE

3rd floor 12,185 sq ft (1132 sq m)

UNDER OFFER



LOCATION

Westgate House is situated in the very heart of Warwick Town Centre, a short walk from the Market Square and High Street.

The building is located amongst a number of retailers, restaurants and licensed premises as well as other office occupiers which include; WH Smiths, Costa Coffee, JD Wetherspoons, Boots, Warwick County Council

The town's main bus interchange is situated adjacent the building's Brook Street elevation and it is also close to Warwick Racecourse and a short walk to Warwick Station.

The property is also situated approx. 2 miles from J15 of the M40 Motorway which in turn links into the M40 Midlands Motorway .



TRAVEL DISTANCES



Motorways
 M40 Junction 15 **2 miles**
 M6 / M69 Junction 2 **15.9 miles**

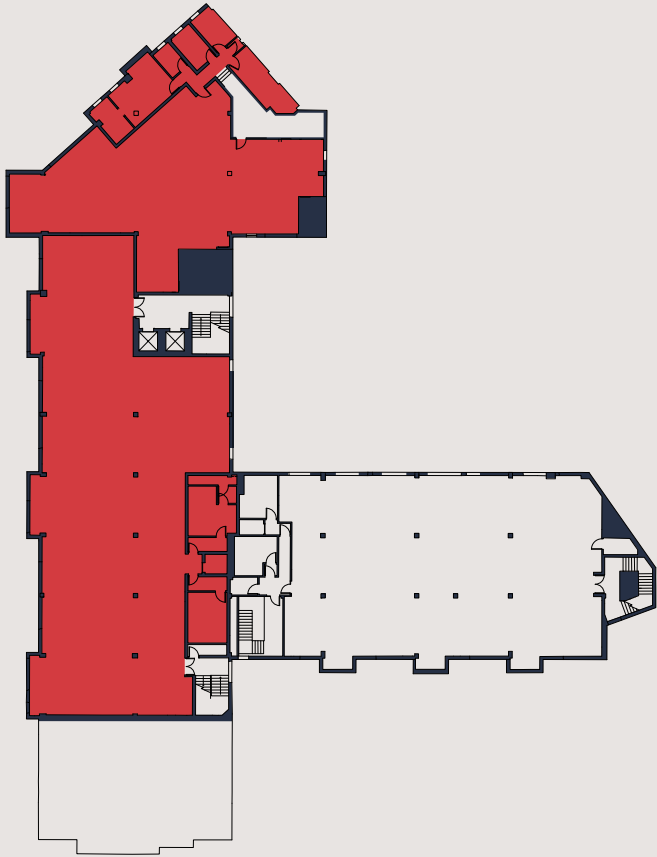


Airports
 Birmingham / NEC **20.3 miles**
 Heathrow **87.7 miles**



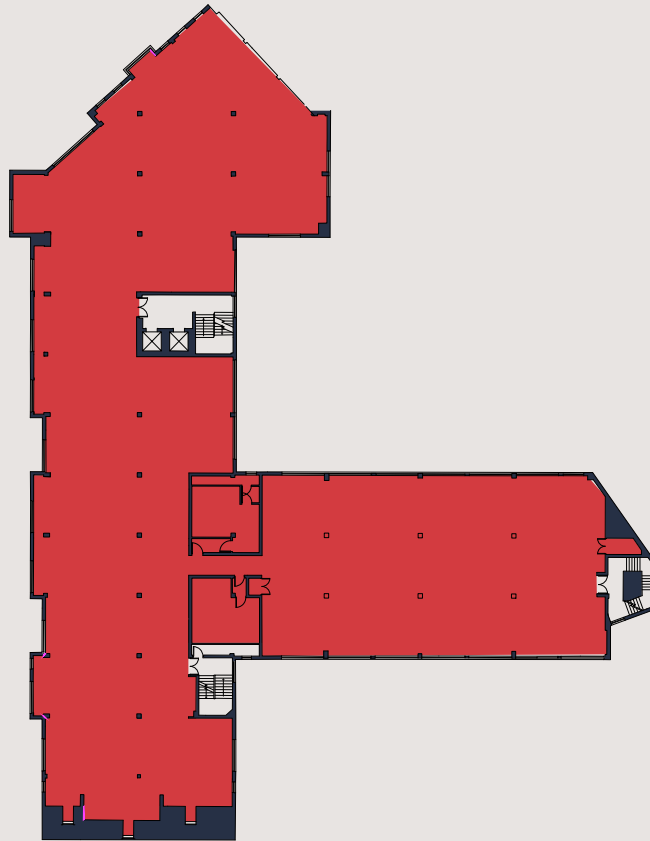
Train Stations
 Warwick **1 mile**
 Warwick Parkway **2 miles**

FLOOR PLANS



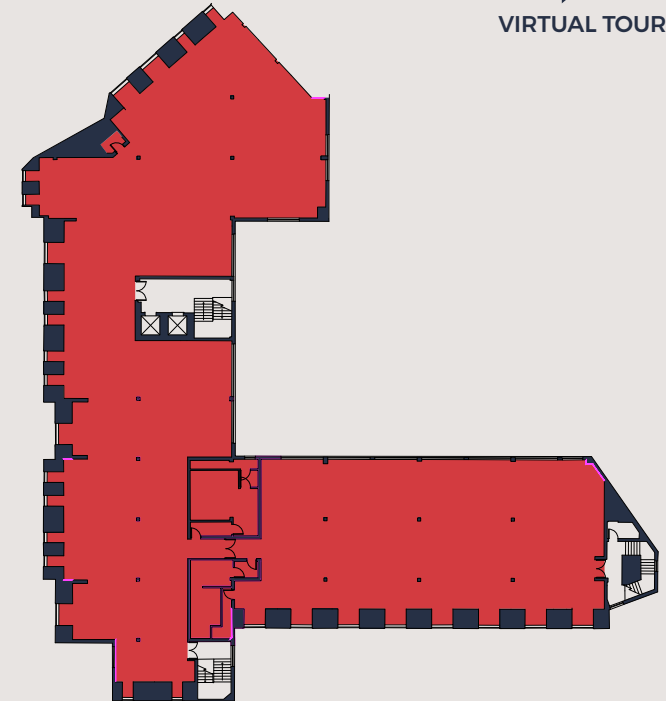
First Floor
NIA 598m²
(6,441 sq ft)

AVAILABLE



Second Floor
NIA 1,538m²
(16,555 sq ft)

AVAILABLE



Third Floor
NIA 1,132m²
(12,185 sq ft)

UNDER OFFER

SERVICES

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Tenant will also be responsible for their own data and cabling however, it is believed that Fibreoptic supply is available in the immediate area. Tenants should make their own enquiries.

PLANNING

The building has a planning consent for User class E(g)(i) General Office Use. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

TENURE

The property is available by way of a new effective Full Repairing and Insuring lease by virtue of a service charge for a lease term to be agreed.

SERVICE CHARGE

Available upon request.



EPC

To follow.

BUSINESS RATES

Rateable Value: £10.22 PSF.

V.A.T

The letting will be subject to VAT.

LEGAL COSTS

Each Party will meet their own legal and professional costs.



VIEWING

Strictly by prior arrangement
with the sole agents:



Jonathan Blood MRICS

Jonathan.blood@wareingandcompany.co.uk

T: 01926 430 700

M: 07736 809 963


Wareing & Company
01926 430700
www.wareingandcompany.co.uk

38 Hamilton Terrace,
Holly Walk, Leamington Spa
Warwickshire
CV32 4LY



Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.