



**ehB**  
**Reeves**  
commercial property experts

**High Quality  
Offices To Let**

**1,038 sq.ft** (96.5 sq.m)

**First Floor, 1B Tournament Court, Edgehill Drive  
Warwick, Warwickshire, CV34 6LG**

## Accommodation

Unit 1B comprises a semi detached, two storey office building which was constructed in 2007. The accommodation available comprises a principally open plan first floor suite, with a glazed board/meeting room. The specification includes raised access floors, three pipe cooling system, suspended ceilings with LG3 lighting, carpets throughout, security and fire alarm systems and WC at each floor. The office has been improved with the installation of a kitchenette facility and a wall of built in storage units. All windows are fitted with vertical blinds. The suite is available full furnished if required.

The accommodation will be let with 4 onsite car parking space. Overflow car parking is available on Edgehill Drive.

Net total floor area 96.47 sq.m (1,038 sq.ft)

Separate w c facility off stair well.

The suite can be let fully furnished if required.

## Location

Tournament Court comprises a scheme of 17 self-contained business units, arranged around a central courtyard. This high quality office development sits in the heart of Tournament Fields, one of the Midlands premier business parks, situated alongside the M40 motorway and only a short drive from Warwick town centre. The location is indicated on the attached map.

## Tenure

The premises are available by way of a new internal repairing and insuring lease for a term to be agreed. The minimum term being 3 years. The lease will be contracted out of sections 24-28 incl' of the landlord and tenant act 1954.



## Services

All main services, with the exception of gas are connected to the property.

## EPC

B30

## Planning

Class E (offices).

## Rent

£17,000 per annum, exclusive plus VAT.

## Rates

The rateable value for the current year is £14,750.

## Legal Costs

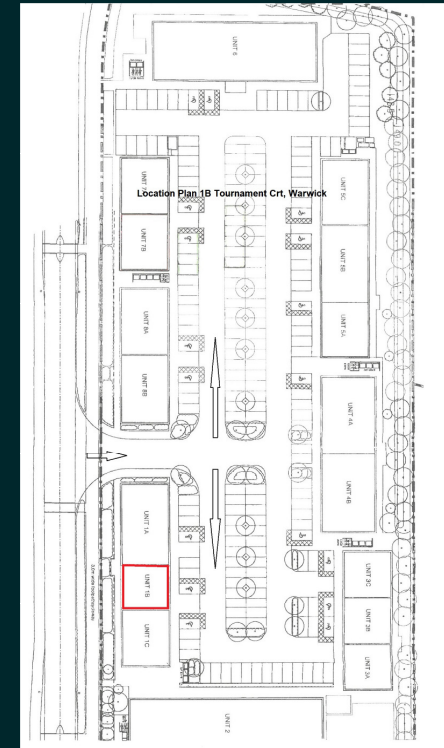
Each party will be responsible for their own legal costs.

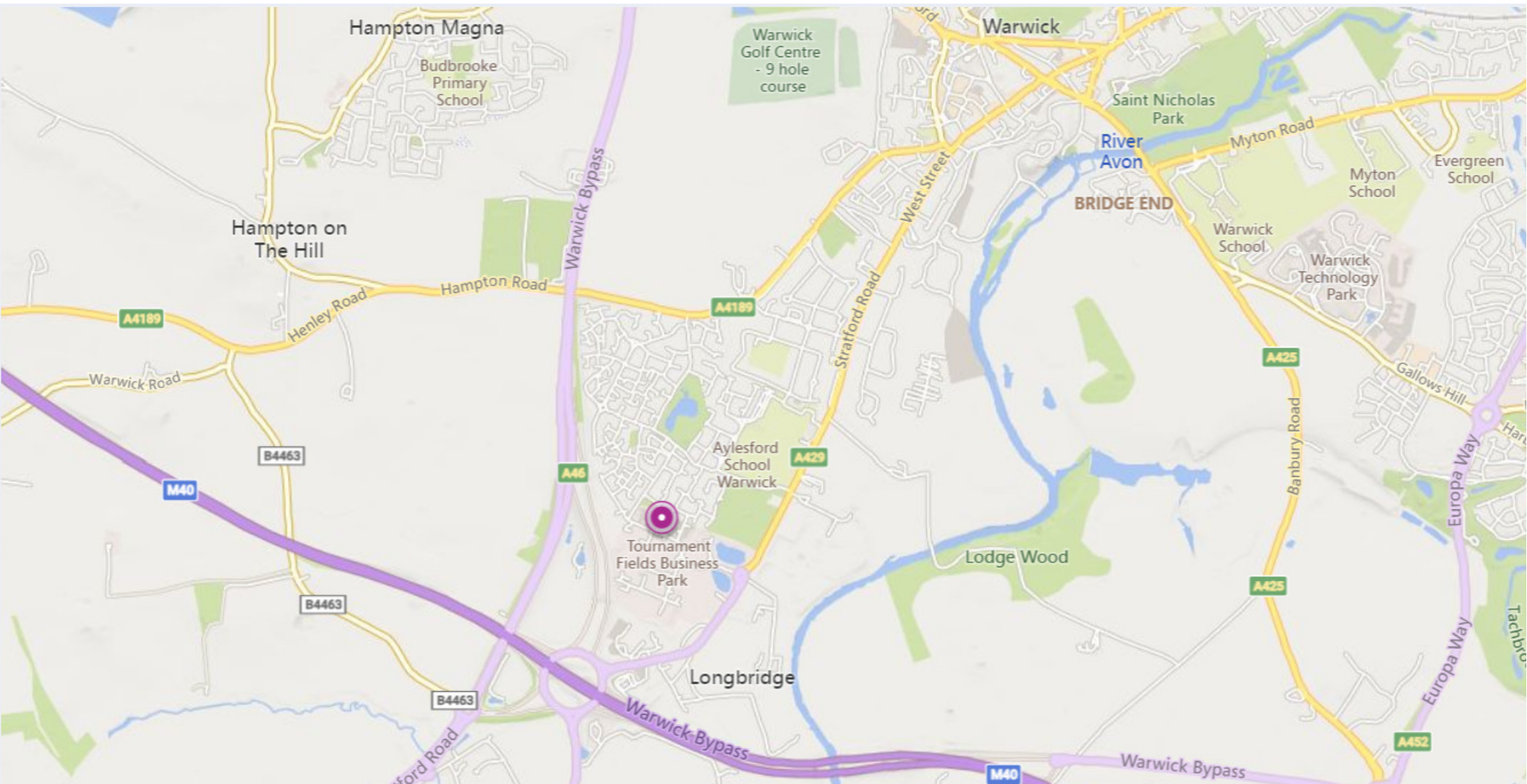
## Service Charge

A Service Charge will be levied to cover external maintenance and repairs and landscaping maintenance and cleaning of the communal areas and site management charges, electricity consumption, water and drainage charges, maintenance of the security and fire alarm system.

## Viewing

By appointment with the sole letting agent ehB Reeves, 01926 888181.





**ehB**  
**Reeves**  
commercial property experts

Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

**Simon Hain 01926 888181**  
[simonwhain@ehbreves.com/ehbreves.com](mailto:simonwhain@ehbreves.com/ehbreves.com)

ehB Reeves for themselves and for the seller/lessor of this property who agents they are 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. ehB Commercial 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.

