



Wareing & Company

Preliminary Details **TO LET**



**First, Second & Third Floor Offices
Westgate House, Market Street,
Brook Street, Warwick, CV34 4DE**

Total Accommodation 31,765 sq ft available as a whole or in parts

**Telephone 01926 430700 / Fax 01926 430290
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

Location

The property is located in the heart of the historic county town of Warwick close to Junction 13-15 of the M40 motorway and approximately 14 miles from Birmingham International Airport. Warwick main line station provides service to London Marylebone with a journey time of circa. 1 hour 20 minutes.

Warwick enjoys the reputation as an historic town with its Castle and National Hunt Flat Race Course and well-known local occupiers include IBM, Volvo, National Grid and Telent, amongst others.

Westgate House is located in the heart of the town centre and the offices have accesses from both Market Street and from Brook Street. There is surface car parking immediately to the front of Westgate House together with public car parks within easy walking distance.

Office Accommodation

Second floor	15,595 sq ft
Third floor	11,620 sq ft
Separate self-contained office suite of Brook Street	4,550 sq ft

Office specification is as follows:

Aluminium powder coated sealed doubled glazed windows, gas fired central heating, ceiling mounted air handling cassettes / air conditioning, open plan floor plates, quality WC's including disabled WC's, two passenger lifts servicing the second and third floor accommodation. Offices are available on a single lease or alternatively consideration will be given to letting individual floors.

Rental

£12.50 psf per annum, exclusive.

Rating Assessment

The premises are assessed for rating purposes as follows:

Second and Third Floors, Westgate House, Market Street, Warwick, CV34 4DH

Rateable Value: £253,160

Rates Payable: £124,807

First Floor Office Suite, Westgate House, Market Street, Warwick, CV34 4DH

Rateable Value: £44,000

Rates Payable: £21,692

Car Parking

There are a few car parking spaces available on site. Public car parks are within easy walking distance.

Use

Premises are suitable for B1a office use.

Lease

A 10 year lease subject to 5 yearly upward only rent review is available.

Viewing

By prior appointment through sole agent:

Bill Wareing FRICS

Tel 01926 430700

Email. bill.wareing@wareingandcompany.co.uk

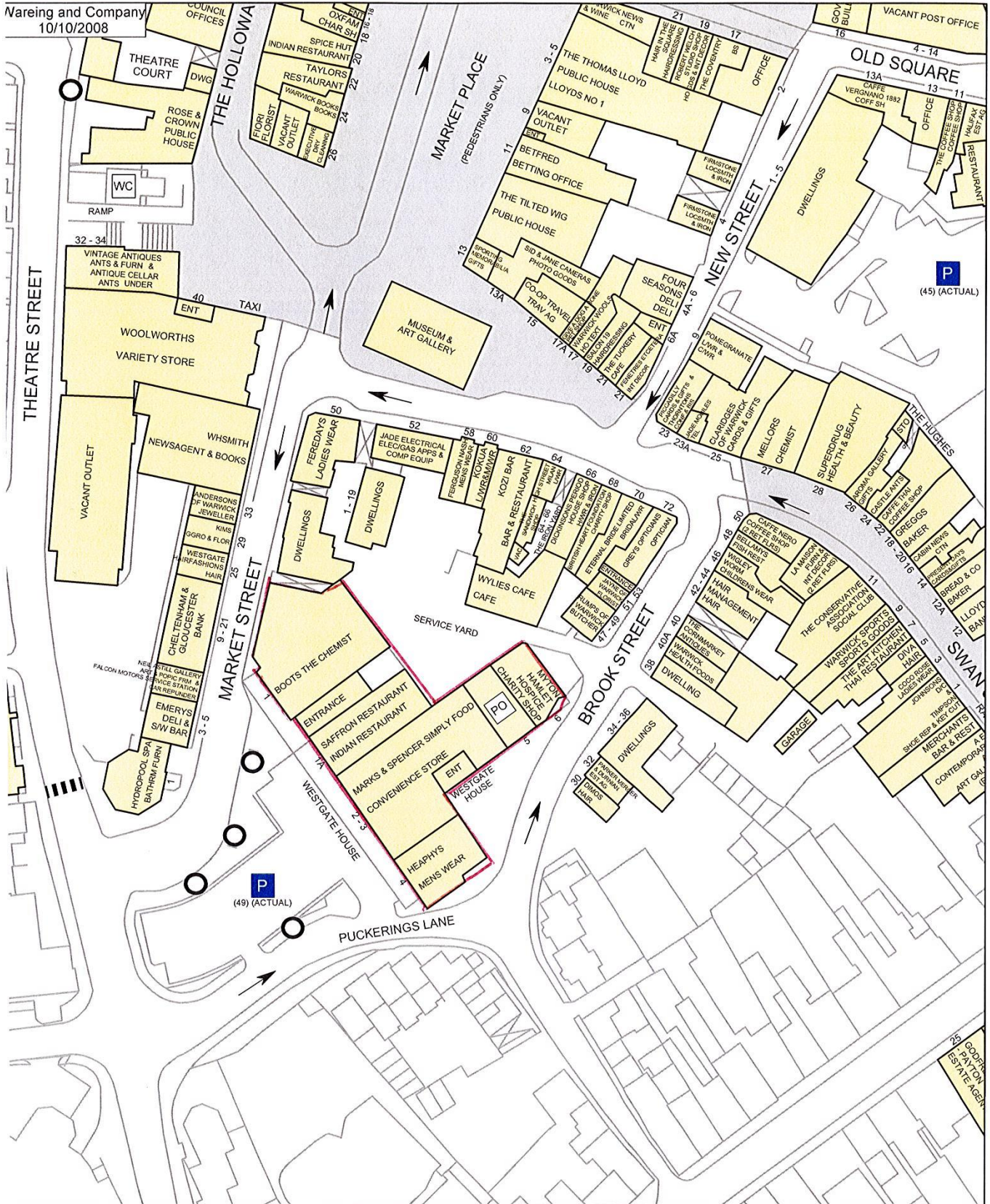
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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.

Wareing and Company
10/10/2008



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