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Reeves

commercial property experts

For Sale Freehold

Impressive Victorian Office Building
With Substantial Car Park

NIA: 6,109 sq.ft (568 sq.m)

Concorde House, 24 Warwick New Road, Leamington Spa, Warwickshire, CV32 5JG

Accommodation

Concorde House comprises a detached Victorian building, constructed over basement, ground and two upper floors. The building is of traditional solid brick construction with rendered and painted facades all beneath a pitched slate roof. There have been a number of improvements/alterations undertaken to the property, including a two-storey side extension. Fenestration throughout is generally provided by original sash windows and the property also benefits from an extensive tarmacadam car park with space for approximately 20 vehicles. To the rear north side there is a patio and decking courtyard which leads to double gates fronting Warwick Place.

The basement has been tanked and provides useful storage and ancillary space.

Internally, the building retains many of its original features and layout having been converted to provide high quality office space.

The accommodation measures:- (Net internal area)

Ground Floor: 2,193 sq.ft (203.7 sq.m)

First Floor: 2,020 sq.ft (187.7 sq.m)

Second Floor: 1,268 sq.ft (117.8 sq.m)

Basement: 628 sq.ft (58.3 sq.m)

Location

The property is well situated at the junction of Warwick New Road and Warwick Place, approximately half a mile west of Leamington Spa town centre. This is a prominent main road location, highly visible for visitors leaving and entering the centre of Leamington Spa.

It is primarily an affluent residential area, although sited opposite is Mid-Warwickshire College, moreover The Jephson Hotel is a few doors down on Warwick New Road. The building enjoys a great degree of prominence in this position. Within easy walking distance of the town centre with its many retail, entertainment and business amenities.



Tenure

To be sold Freehold with Vacant Possession

Services

Mains electricity, water and drainage are connected to the property.

EPC D 79

Planning

Class E (Offices)

Price

£1,350,000

VAT

We are advised that VAT is not applicable.

Rates

The property is currently subject to multiple rating assessments. Please see the .Gov VOA website.

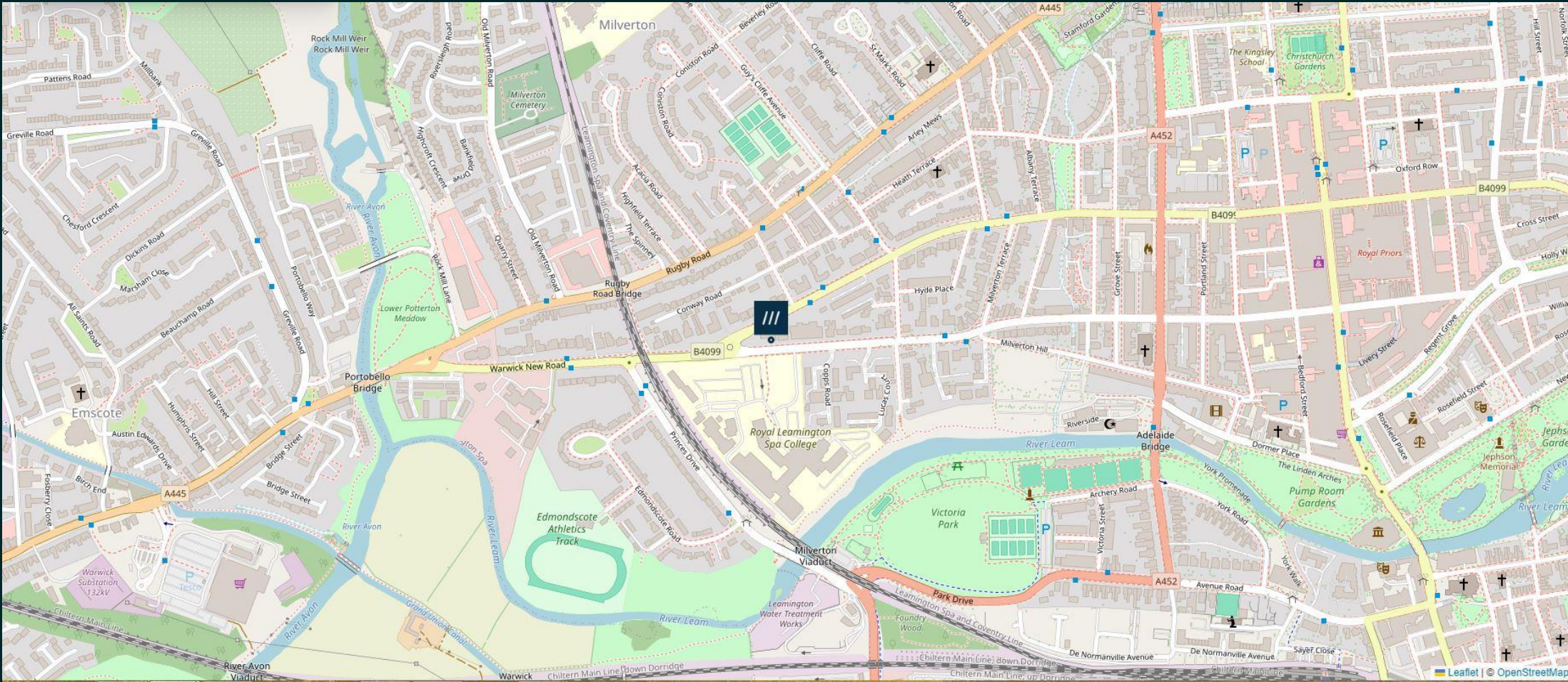
Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

Drone Video Link:

<https://dai.ly/k2LkfRRbyftbTfDBmCy>





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3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

Oliver Shelley 01926 888181

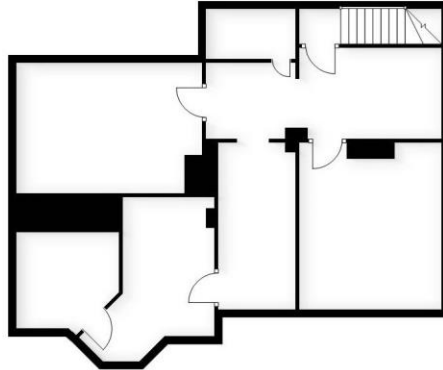
oliver@ehbreves.com/ehbreves.com

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Floorplans

Basement
Approx. 81.8 sq. metres (880.5 sq. feet)



Ground Floor
Approx. 295.0 sq. metres (3173.8 sq. feet)



First Floor
Approx. 238.8 sq. metres (2570.2 sq. feet)



Second Floor
Approx. 157.6 sq. metres (1696.2 sq. feet)



Total area: approx. 773.2 sq. metres (8322.7 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact.