

For Lease

Office

FOR LEASE



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# Unit 9 Millar Court

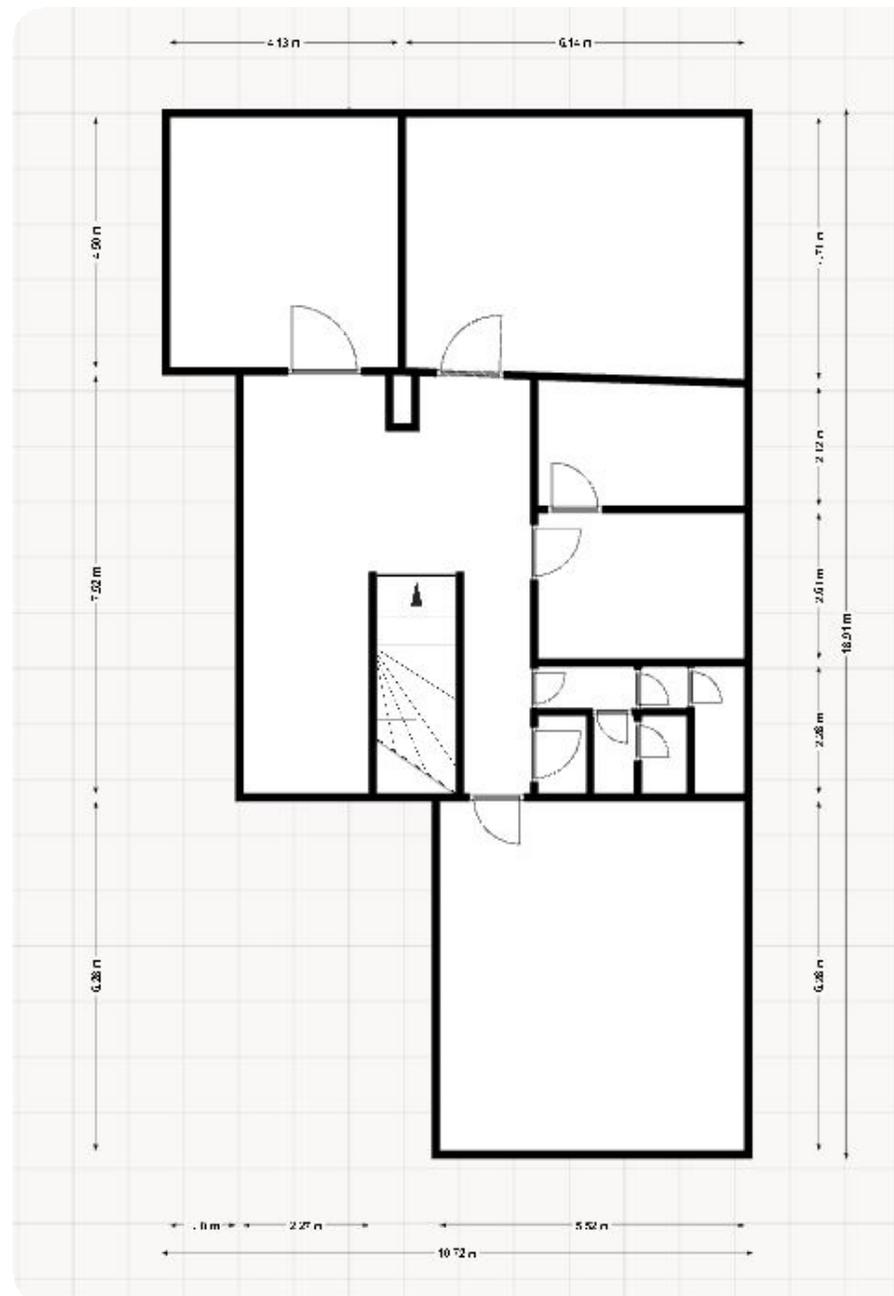
43 Station Road, Kenilworth CV8 1JD

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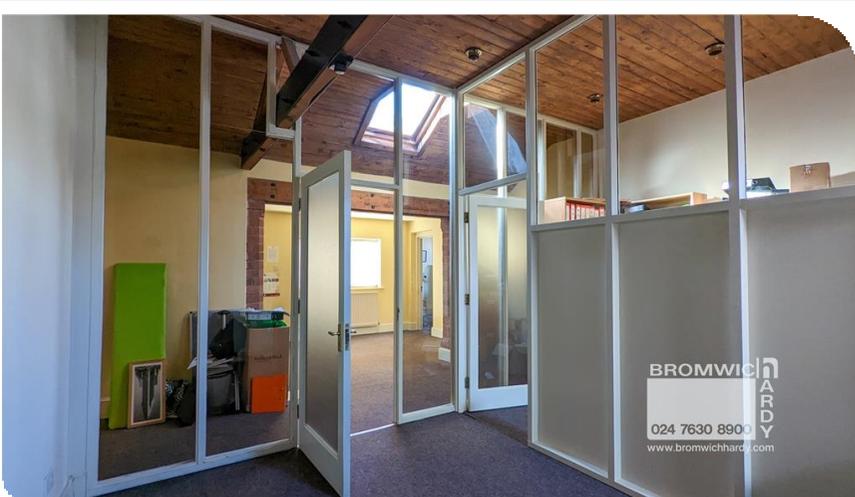
📦 1,550 Sq Ft  
£ £17,000 Per Annum

## Key Features

- ▶ Attractive offices suitable for approx. 8-12 staff
- ▶ Separate Directors office/meeting room
- ▶ Attractive courtyard entrance
- ▶ Town centre location
- ▶ Gas central heating
- ▶ First floor offices
- ▶ Local cafe at your doorstep
- ▶ 3 Minute walk to train station



Unit 9 Millar Court, 43 Station Road, Kenilworth,  
Warwickshire, CV8 1JD



## Location

The offices are located on Station Road Kenilworth immediately opposite Abbey Medical Centre and Abbey End Car Park. Station Road is within walking distance of the Kenilworth town centre high street with access to all amenities. Kenilworth provides easy access to the A46 with Junction 15 of the M40 only 8 miles away. Both Warwick and Leamington train stations are 6 miles away and Coventry station only 5 miles away.

## Description

The offices feature their own entrance via an attractive courtyard area within Millar Court. The first floor features large reception area with three large office suites and an additional separate directors office with attractive glass partitioning. The offices are fully carpeted throughout with gas fired central heating separate male and female WC suits and kitchen area with additional storage spaces located behind the staircase on the landing.

## Accommodation

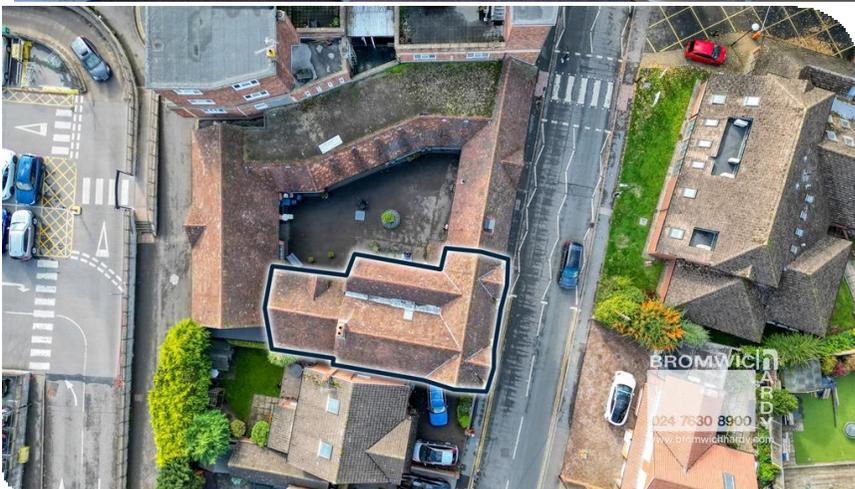
Area	Sq Ft	Sq M
IPMS3	1,550	144
<b>Total</b>	<b>1,550</b>	<b>144</b>

## Tenure

A new lease for a term to be agreed.

## EPC

D - 89

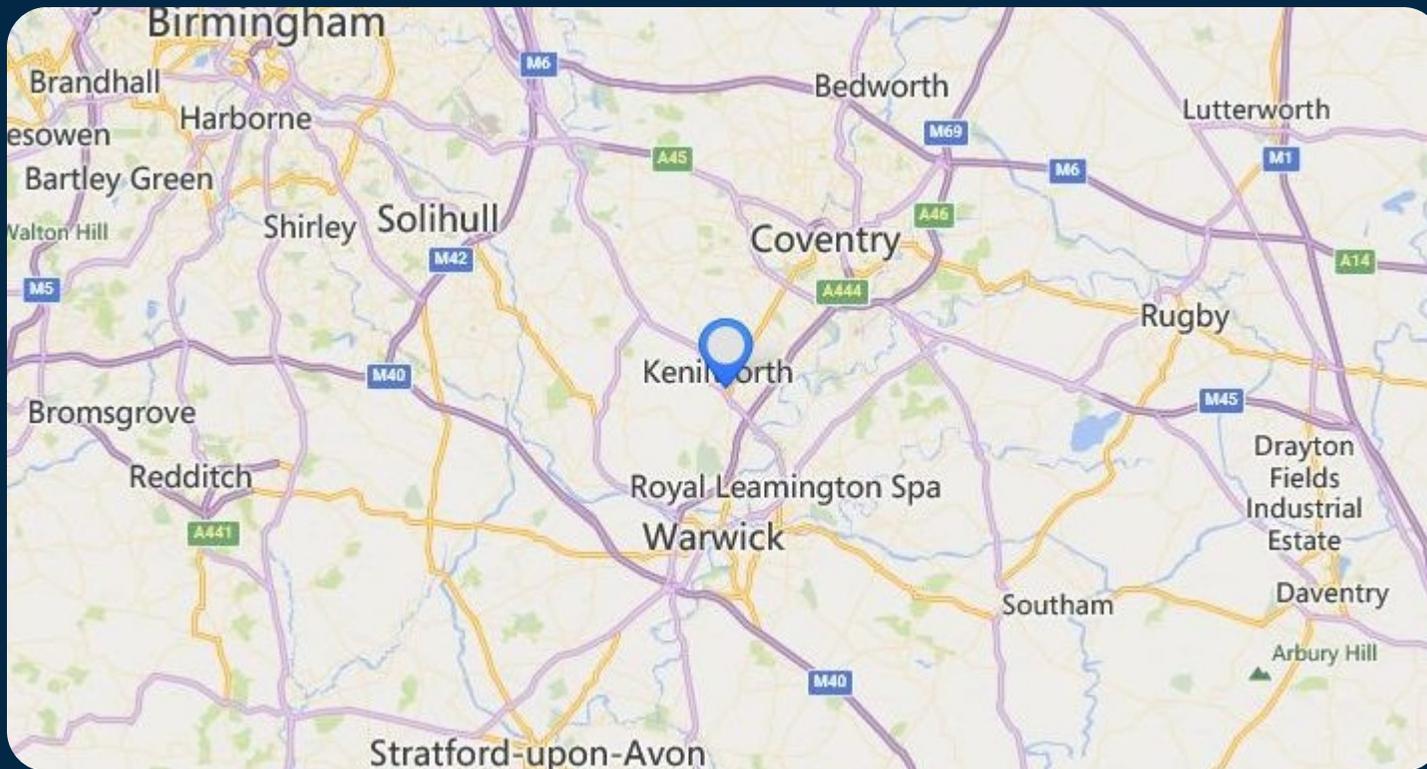


**Unit 9 Millar Court, 43 Station Road, Kenilworth,  
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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



02476 308900

office@bromwichhardy.com

www.bromwichhardy.com