

For Lease

Office



Second Floor - 1 Charles Court

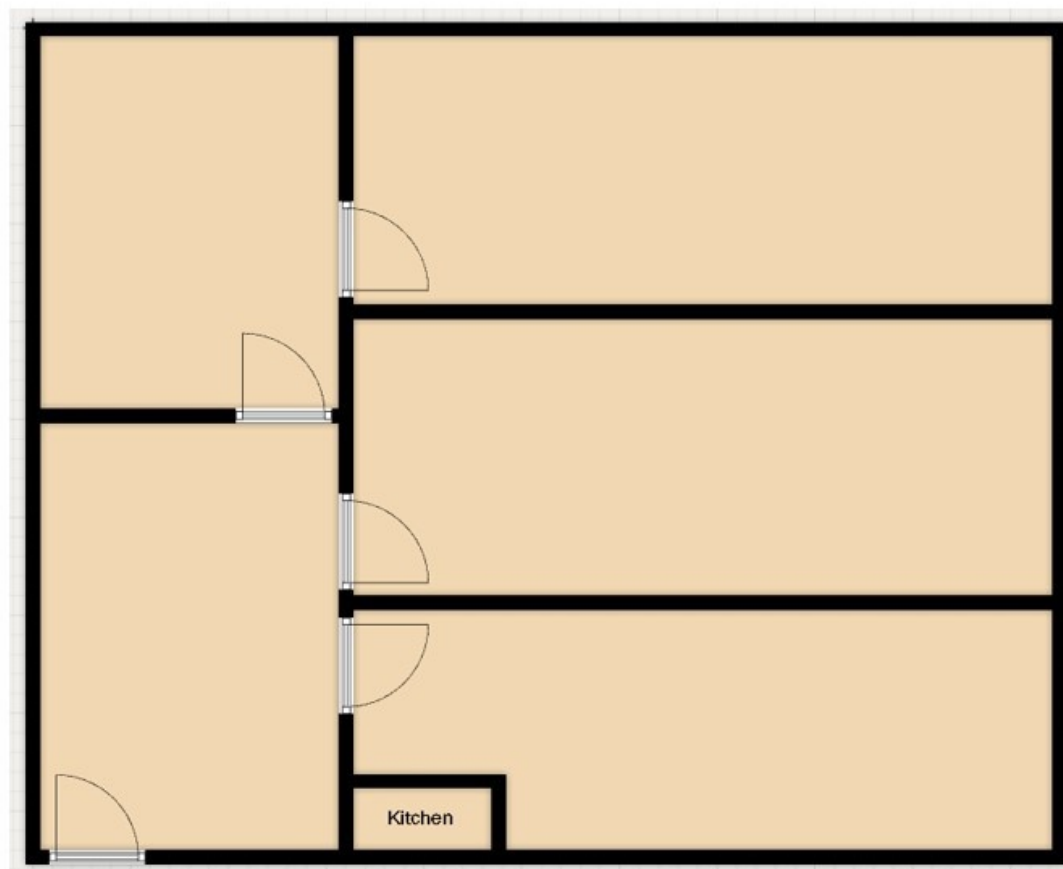
Budbrooke Road, Warwick CV34 5LZ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

926 Sq Ft
£14,000 Per Annum

Key Features

- Quality office accommodation
- LED lighting
- Gas central heating
- Excellent location
- 400 yards from A46



**Second Floor - 1 Charles Court, Budbrooke Road,
Warwick, Warwickshire, CV34 5LZ**



Location

Charles Court is located in a very convenient position just off the Birmingham Road leading out of Warwick town centre and within 400 yards of the A46 Warwick bypass, which links directly to junction 15 of the M40, as well as the A45 at Coventry. The M6, M69 and M1 are all within a half hour drive, as is Birmingham International Airport. Warwick Parkway train station with its excellent services to London and Birmingham is within walking distance.

Description

The second floor at 1 Charles Court provides high quality office accommodation on one of Warwick's best located business parks. The suite benefits from good natural light, suspended ceilings with LED lighting, gas central heating, kitchen and meeting room. There is a security alarm fitted and the office comes with 3 allocated parking spaces. All mains services are connected. Occupants also have access to a larger shared kitchen and WCs.

Business Rates

The suite has a rateable value of £7,300. Small business rates relief should therefore be applicable.

Tenure

Available by way of a new lease on terms to be agreed.

EPC

D91



**Second Floor - 1 Charles Court, Budbrooke Road,
Warwick, Warwickshire, CV34 5LZ**

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

There is an annual service charge of £6,794.32 to cover communal maintenance and services.

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.



Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



Second Floor - 1 Charles Court, Budbrooke Road,
Warwick, Warwickshire, CV34 5LZ

02476 308900 office@bromwichhardy.com www.bromwichhardy.com