

To Let

£22,165
Per Annum

Flexible Workshops Space Close To Leamington Town Centre

2,597 Sq Ft (241.26 Sq M)



3 Arches, 1 Moss Street, Leamington Spa, Warwickshire CV31 2DA

Property Highlights

- Virtual viewing at - <https://my.matterport.com/show/?m=9NfrjmNuzeE>
- Close to Leamington Town Centre
- Two pedestrian entrances
- Three phase power
- Toilet and kitchenette
- Roller shutter entrance



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Location

Located to the south of Leamington Spa town centre, the available arches have entrances from both Moss Street and Neilston Street. Neilston Street connects to the Radford Road which links to the Parade and up to the main retail areas. M40 Junctions 14 and 15 are within 3 miles providing access to the national road network. Leamington train station is within a 5 minute walk.

Description

The available property consists of three former railway arches linked together. The space has a pedestrian entrance from Moss Street and a roller shutter and pedestrian entrance from Victoria Business Centre on Neilston Street. Internally the space is split into a number of different rooms, a workshop area and a carpeted office section with partitions. The property also benefits from a WC, Kitchen and three phase electricity supply.



Accommodation

Description	Sq Ft	Sq M
Total	2,597	241.26

Business Rates	
Rateable Value (2021)	£8,500
Rates Payable	£0
<i>This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.</i>	



Tenure

New Internally Repairing and Insuring Lease for preferably a six year term with a three year tenant break

Services

All mains services are connected.

EPC

To be confirmed

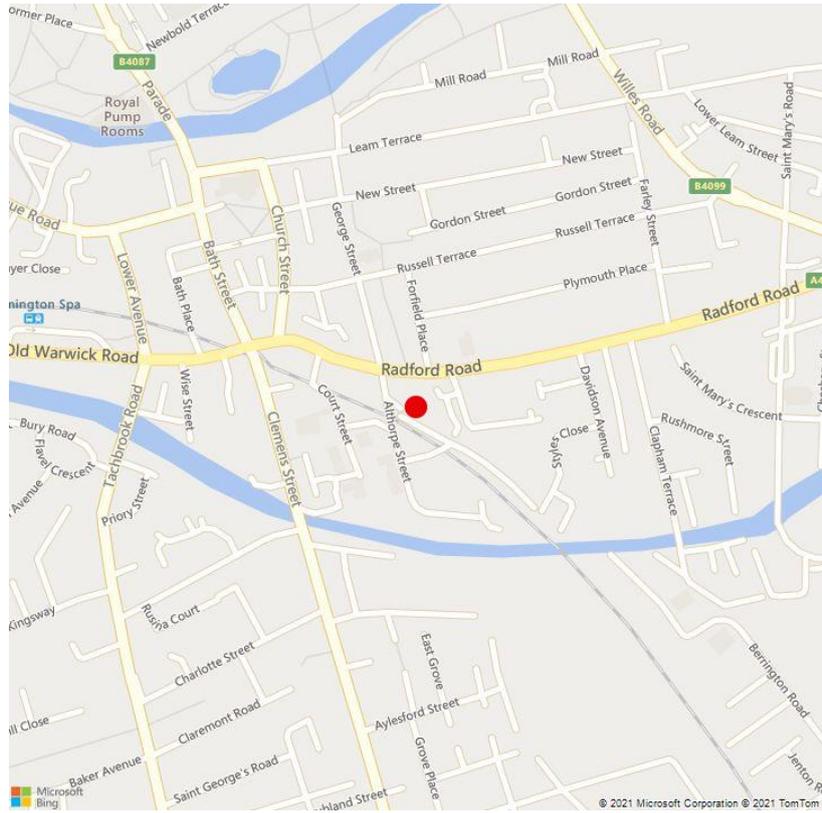
Viewing

Strictly by appointment with the agent Bromwich Hardy.

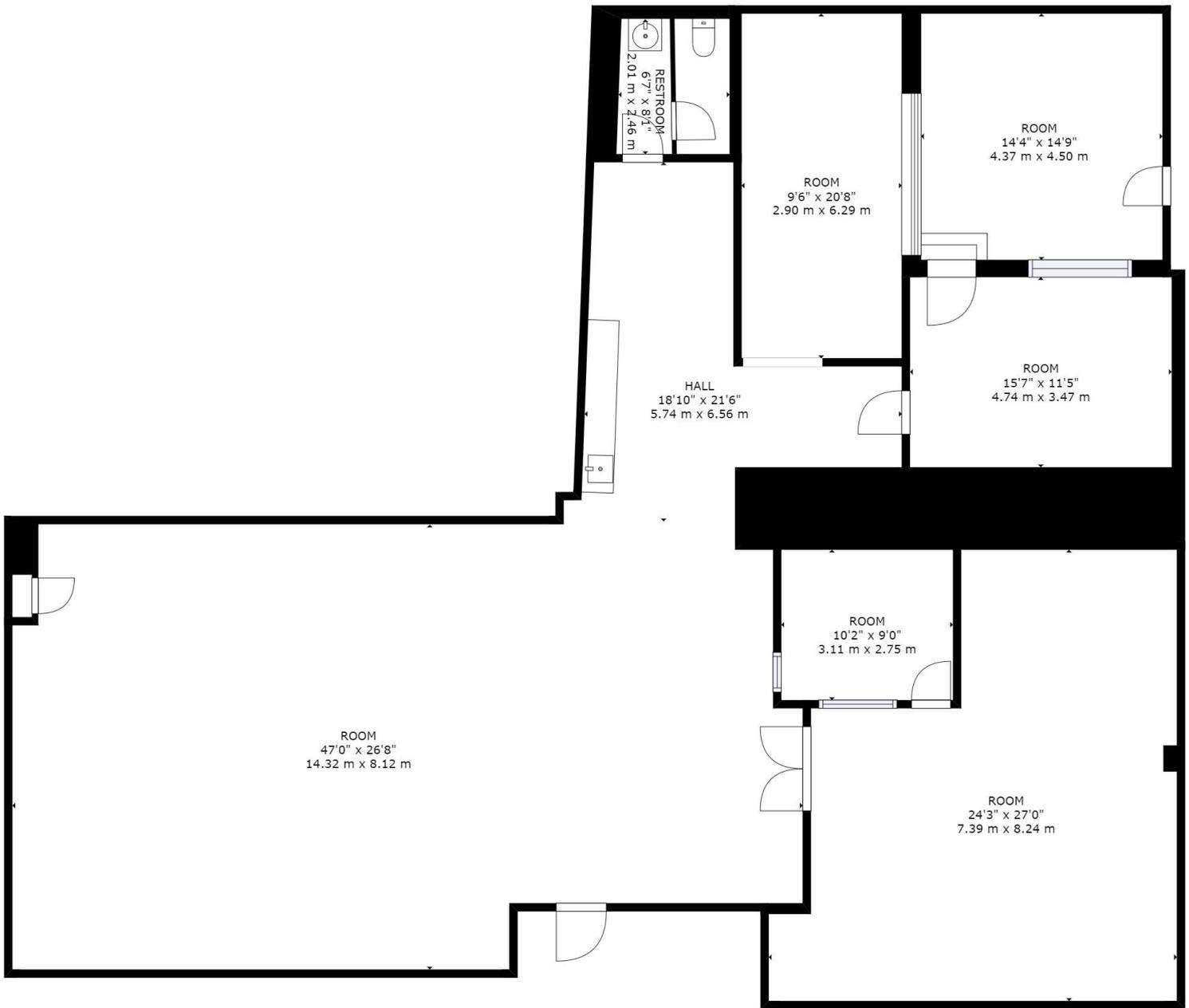
Legal Costs

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





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. October 2021.



GROSS INTERNAL AREA
 FLOOR 1: 2867 sq. ft, 266 m²
 TOTAL: 2867 sq. ft, 266 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

