

To Let

Offices

**2 Charles Court
Warwick, CV34 5LZ**



903.55 m² (3,265.98 ft²) Approx.

Location

The property is situated on Budbrooke Road with access to the A46 by-pass which provides direct links to the M40 motorway and at the other end of the A46 Coventry and therefore the A45 in to Birmingham and the M1, M69 and M6.

Description

The property provides open plan and partitioned office accommodation. The accommodation is of a modern specification with Cat II lighting throughout, suspended ceilings, carpets, a gas fired central heating system and with WC and kitchenette facilities on each floor. 2 Charles Court is to be let with the benefit of on-site car parking spaces.

Ground Floor 401.29 m² (1,084ft²) (Approx)

Office 1 22.84 m² (246 ft²)

Kitchen 19.41 m² (209 ft²)

Store 2.68 m² (29 ft²)

Office 2 56.36 m² (607 ft²)

(incorporating 3 further partitioned offices)

Office 2a 12.24 m² (132 ft²)

Office 2b 12.13 m² (131 ft²)

Office 2c 15.66 m² (169 ft²)

1st Floor 395.34 m² (1,031.98 ft²)

Offices 3 89.3 m² (967 ft²)

Store 1 1.42 m² (15.28 ft²)

Kitchen 4.62 m² (49.7 ft²)

Off the landing are male and female wc facilities.

2nd Floor 106.92 m² (1,150 ft²) (incorporating store, kitchen and 3 offices)

Office 4a 21.35 m² (230 ft²)

Office 4b 15.22 m² (164 ft²)

Office 4c 16.35 m² (176 ft²)

Off the landing are male and female wc facilities

Proposed Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

38,500 Per Annum Exclusive.

Legal Costs

Each party will be responsible for their own costs associated with either the letting or sale of this building.

Service Charge

A service charge will be levied for the upkeep of the common areas of the building.

Building Insurance

The landlord will insure the premises and reclaim an apportioned amount from the tenant.

Services.

The in going tenant will be responsible for business and water rates as well as utility charges for services connected to the premises.

VAT

All figures are exclusive of VAT.

Viewing: Strictly by appointment with the joint Agents:

Pennycuik Collins,
Richard Moxon 0121 665 4183
Web: www.pennycuick.co.uk

Bromwich Hardy
Iain Critchlow 02476 308 902

**Pennycuik
Collins**
Chartered Surveyors

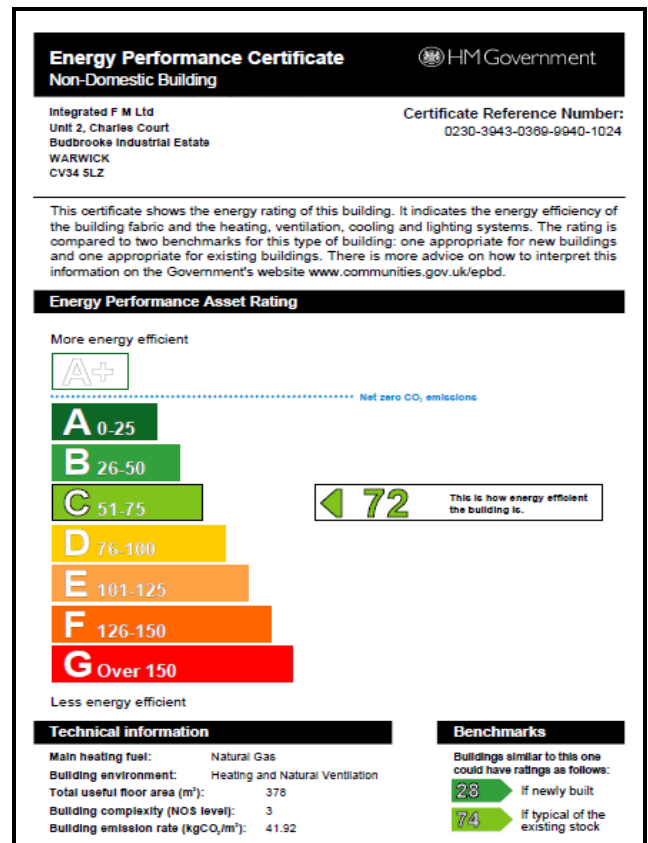


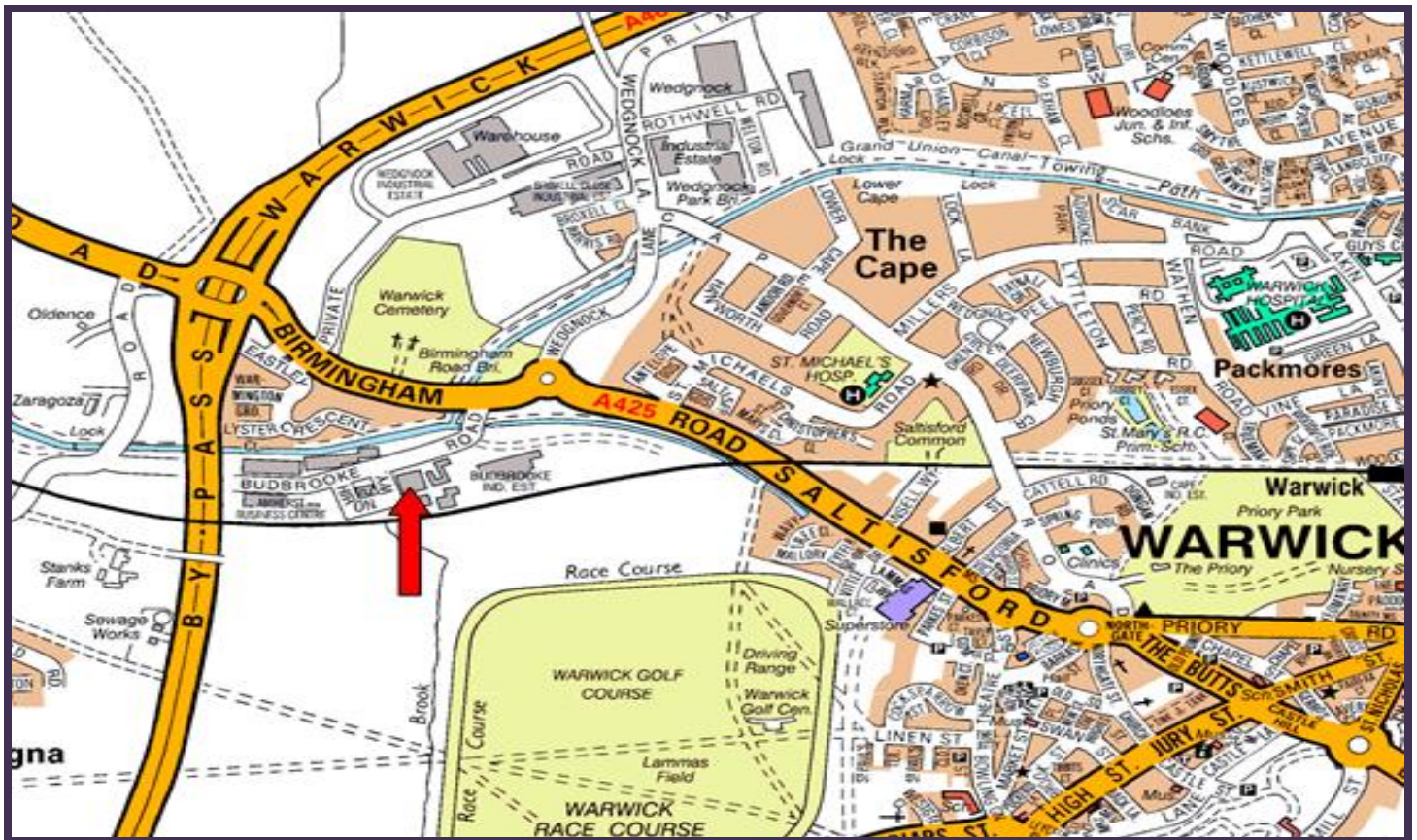
SUBJECT TO CONTRACT

March 2012

Energy Performance Certificate

An EPC is available for the ingoing tenant obtained under current legislation.





The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (Sixth Edition)

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.

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