

TO LET

**26 MARKET PLACE
WARWICK
CV34 4SL**

FIRST AND SECOND FLOOR OFFICES



This accommodation is available by way of a sub-lease until October 2024.

There is a restriction on use at this time in respect that it cannot be a Solicitors office.

RENT – GUIDE PRICE : £10,000 PER ANNUM

DESCRIPTION

Accessed via a private entrance off The Holloway into a hall with window to rear elevation and staircase leading up to first floor accommodation:

Door giving access into

Reception area 2.8m x 2m having fluorescent light tube to ceiling, single panelled radiator,

Kitchenette having stainless steel single bowl, single drainer with cupboard below, tile splash back, wall mounted cupboard above

Male and female cloakrooms

Two steps down vestibule

Office 1 4.2m x 5.5m having two fluorescent light tubes to ceiling, sash window to front and side elevations, double panelled radiator

Office 2 4.3m x 4.9m maximum measurements having two sash windows to side elevation, double panelled radiator, door through to

Office 3 6.48m x 5.26m having exposed beams to ceiling, two fluorescent light tubes, sash windows to front and side elevation, two double panelled radiators.

From the original hallway there is another door to

Office 4 which is L shaped 2.6m x 2.3m and 3.8m x 2.37m having two fluorescent light tubes to ceiling, sash window to rear elevation, double panelled radiator and cupboard housing a gas fired boiler, there is a door into office 1.

Returning to the staircase, stairs lead up to the second-floor landing having wall mounted light point

Office 5 6.55m x 5.17m having two light points to ceiling, sash windows to front and side elevations and two double panelled radiators, the landing steps up to

Office 6 3.8m x 2.8m maximum measurements having light points to ceiling, sash windows to front elevation, double panelled radiator

Office 7 3.9m x 2.8m having light point to ceiling, sash window to front elevation, double panelled radiator

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Office 8 3.6m x 3.1m having light point to ceiling, window to rear elevation, double panelled radiator and wall mounted heater

Office 9 which is L shaped 3.6m x 3m and 1.25m x 1.97m having two light points to ceiling, window to rear elevation, cupboard housing gas fired central heating boiler and double panelled radiator.



General Information:

Tenure: This accommodation is available by way of a sub-lease until October 2024.

There is a restriction on use at this time in respect of a Solicitors office.

Phones and Wi-Fi are included and can be reallocated from the existing tenants' contract to the new sub-tenants.

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Rates: **Rates Payable:** £14,250 for the year 2022/23.

Legal Costs: Each party will be responsible for their own legal fees.

Viewing: By prior arrangement with Hawkesford Commercial Department – 01926 438129

Special Note All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.

Photographs Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

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