



distinctly different

Residential  
New Homes  
Lettings  
Commercial

**TO LET**

**SECOND AND THIRD FLOOR OFFICES  
EUSTON PLACE  
LEAMINGTON SPA  
CV32 4LN**



**RENT: PER OFFICE**

## DESCRIPTION

Accommodation within a Regency building with shared communal facilities and ultra-fast broadband.

Access to the building is via way of an imposing front door giving access into a shared hallway where stairs lead up to landing.....

Shared facilities include a kitchen area and male and female toilets.

Stairs continue to the .....

## SECOND FLOOR:

There is a **Boardroom** at second floor level that can be booked if required.



**Boardroom**

[www.hawkesford.co.uk](http://www.hawkesford.co.uk) t: 01926 438129 f: 01926 438127 e: [commercial@hawkesford.co.uk](mailto:commercial@hawkesford.co.uk)



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**THIRD FLOOR:**

**Front Office:** 5m x 3.3m having window to front elevation, fluorescent light point to ceiling, air-conditioning unit, space for two people.

Rent: £450 + VAT p.c.m.

**Rear Office:** 4.65m x 2.4m having window to rear elevation, fluorescent light point to ceiling, air-conditioning unit, space for two people.

Rent: £400 + VAT p.c.m.



**Front office**



**Rear office**

Whilst there is no parking at the office, these Warwick District Council car parks are close by, there is also some free parking on nearby streets.

Car Parks	Maximum permits available	Annually	Monthly
St. Peters Multi-Storey Car Park	225	£871	£101
Adelaide Bridge	20	£712	£101
Rosefield Street	20	£712	£101

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**General Information:**

<b>Tenure:</b>	The offices are available on a Leasehold basis.
<b>Deposit:</b>	Three months rent in advance is required.
<b>Boardroom:</b>	Use of boardroom is included in the rent.
<b>Cleaning/ Consumables:</b>	£50 + VAT p.c.m.
<b>Broadband:</b>	Averages 52 mbps download, 94 mbps upload
<b>Services:</b>	Are included in the rent.
<b>Rates:</b>	Are included in the rent.
<b>Utilities:</b>	Are included in the rent.
<b>Legal Costs:</b>	Each party will be responsible for their own legal fees.
<b>Viewing:</b>	By prior arrangement with Hawkesford Commercial Department – 01926 438129
<b>Special Note</b>	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
<b>Photographs</b>	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/SP  
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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 or email [surveys@hawkesford.co.uk](mailto:surveys@hawkesford.co.uk)

## 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](mailto:leamington@hawkesford.co.uk)

## Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny Rustage on 01926 438123 or email: [sunny@hawkesford.co.uk](mailto:sunny@hawkesford.co.uk)

## Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123, or email: [lettings@hawkesford.co.uk](mailto:lettings@hawkesford.co.uk)

## 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.

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