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Reeves
commercial property experts

TO LET

Modern Open Plan Second Floor Office Suites

4,585 - 20,051 sq.ft (426 - 1,863 sq.m)

**B3 Second Floor Suite, Technical Centre, Southam Road, Radford Semele,
Leamington Spa, Warwickshire, CV31 1FQ**

Accommodation

The offices, research and development space available, is located within one of the principal buildings at the front of the Technical Centre. All the accommodation benefits from excellent on site car parking provisions, a ratio of 1:150 sq.ft. is anticipated.

B3 is a modern detached office and design centre which boasts an impressive three-storey atrium and staircase, with a manned reception. A serviced canteen is situated on the first floor, where occupants can purchase meals and snacks at all times.

The office specification includes LED lighting, a mixture of raised floors and three-core perimeter trunking, carpets, air conditioning, and access to high speed fibre connectivity. The existing office layout can be modified to a tenant's requirements with meeting rooms, board rooms and private offices as needed. The site's security is to a high level; however, the ingoing tenant will have 24/7 access. A staffed security gate provides 24 hour cover.

Suites are available from 4,585 sq.ft (426.11 sq.m) to 20,051 sq.ft (1,863 sq.m). There is considerable flexibility to provide cellular or open plan space at sizes within the suggested minimum and maximum floor areas. Suites 1 (4,485 sq.ft), 2 (9,244 sq.ft) and 3 (6,062 sq.ft) are identified on the attached floor plan. Variations to this may be considered. Car parking will be allocated on a ratio basis at 1 space: 150 sq.ft occupied or thereabouts.

Location

The Technical Centre is located on the Southam Road, Radford Semele, on the outskirts of Leamington Spa. This location is a short drive from junction 14 of the M40 motorway, the A46 bypass and the B4455 (Fosse Way). Leamington Spa railway station is within one mile of the site with the Birmingham International airport and the NEC being within 25 miles.

The Technical Centre comprises a self contained secured site with a range of buildings used as offices, design and manufacturing. The site is approached by a single drive with a managed security gate.



Tenure

The accommodation is offered on a new lease for a term to be agreed. The lease will be drawn on internal repairing and insuring terms, and will be excluded from Sections 24-28 inclusive of the Landlord & Tenant Act 1954.

Services

The landlord provides a suite with full electrical connection, reception facility, the use of WCs located off the main entrance foyer and atrium to B3 on multiple floors, a comprehensive fire alarm system, site security and air conditioning.

Data Infrastructure

The tenant will have the ability to connect to fibre if required.

EPC The EPC rating for the building is D 86.

Planning

Class E, office.

Rent

The rent is £20 per sq ft per annum plus VAT and is inclusive of car parking but will exclude business rates, electricity charges (sub metered), water, gas, security, cleaning and maintenance of the exterior as well as common parts, waste, and all such other communal charges. This rent is exclusive of data and telephone charges. Rent is paid quarterly in advance and will attract VAT at the prevailing rate.

Rates

Included within the rent.

Legal Costs

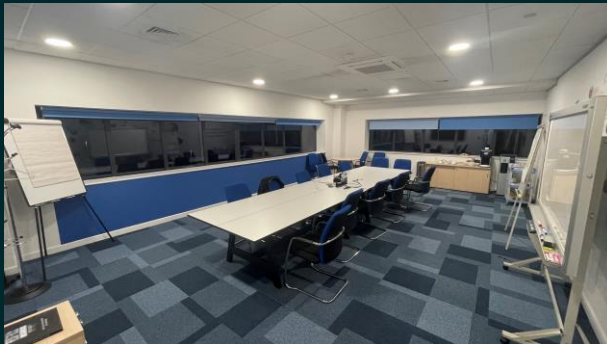
Each party will be responsible for their own legal costs.

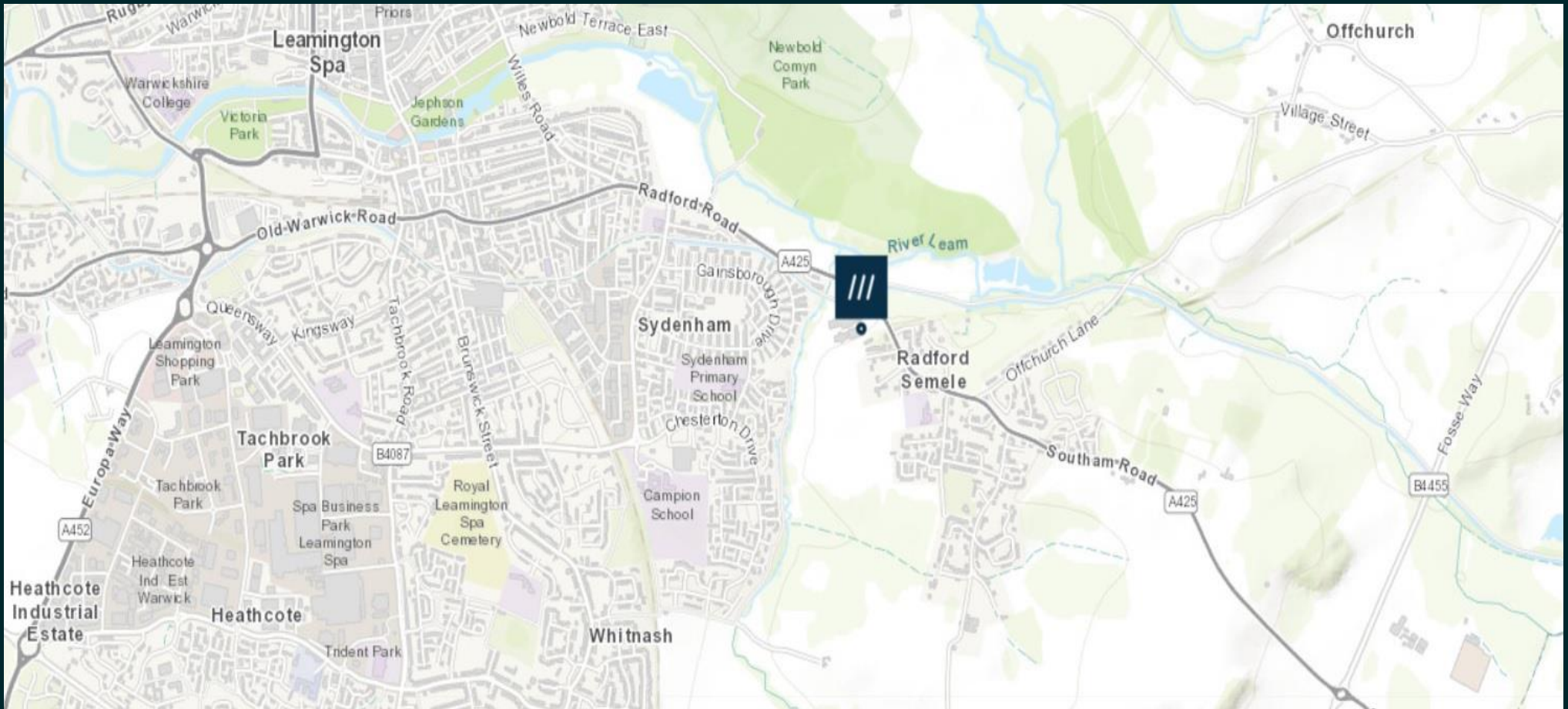
Service Charge

A service charge of £10 per sq.ft per annum is envisaged which will include the following items: all utilities, refuse collection, business rates, use of canteen, reception facility, alarm maintenance for the building, window cleaning, and maintenance of the buildings communally both internally and externally, management, site security and buildings insurance.

Video Tour

<https://vimeo.com/907804156?share=copy>





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