



TO LET

**Wedgnock House
Wedgnock Lane
Warwick CV34 5AP**

Office suites available

4,457 – 22,597 sq ft

HOLT.
COMMERCIAL

DESCRIPTION

Wedgnoek House is a prominent office building providing a number of office suites over ground and first floor. The main offices on the ground floor across the front elevation of the property currently provide suspended ceilings with LED lighting and some demountable partitioned offices. The suite is to the left hand side of the main lobby area and is currently open plan space without floor covering and provides suspended ceiling and LG7 lighting.

WC facilities are provided within the office space for each office suite. Additional WC facilities can be installed subject to occupier requirements.

Other uses within the new Use Class E will be considered subject to Landlord's approval.



ACCOMMODATION

Ground Floor
17,940 sq ft (1666.62 sq m)

First Floor
4,657 sq ft (432.62 sq m)

Total
22,597 sq ft (2099.26 sq m)

KEY FEATURES:

- Parking ratio 1:150 sq ft
- LG7/LED lighting
- Excellent road links
- Prominent building
- Close to Warwick Parkway Railway Station

PARKING

Up to 120 parking spaces can be made available with the vacant space, providing a very attractive ratio of 1 space:150 sq ft.

TENURE

Leasehold. A new effective Full Repairing and Insuring Lease for a term of years to be agreed.

The suites are available either together or separately.

RENT

Upon application.

BUSINESS RATES

To be assessed depending on how the suites are let.

SERVICE CHARGE

There is a service charge levied to cover a fair proportion of costs relating to repair, maintenance, decoration and management of the common areas and the maintenance of the building exterior, calculated on a pro rata basis. Further details are available on request.

EPC

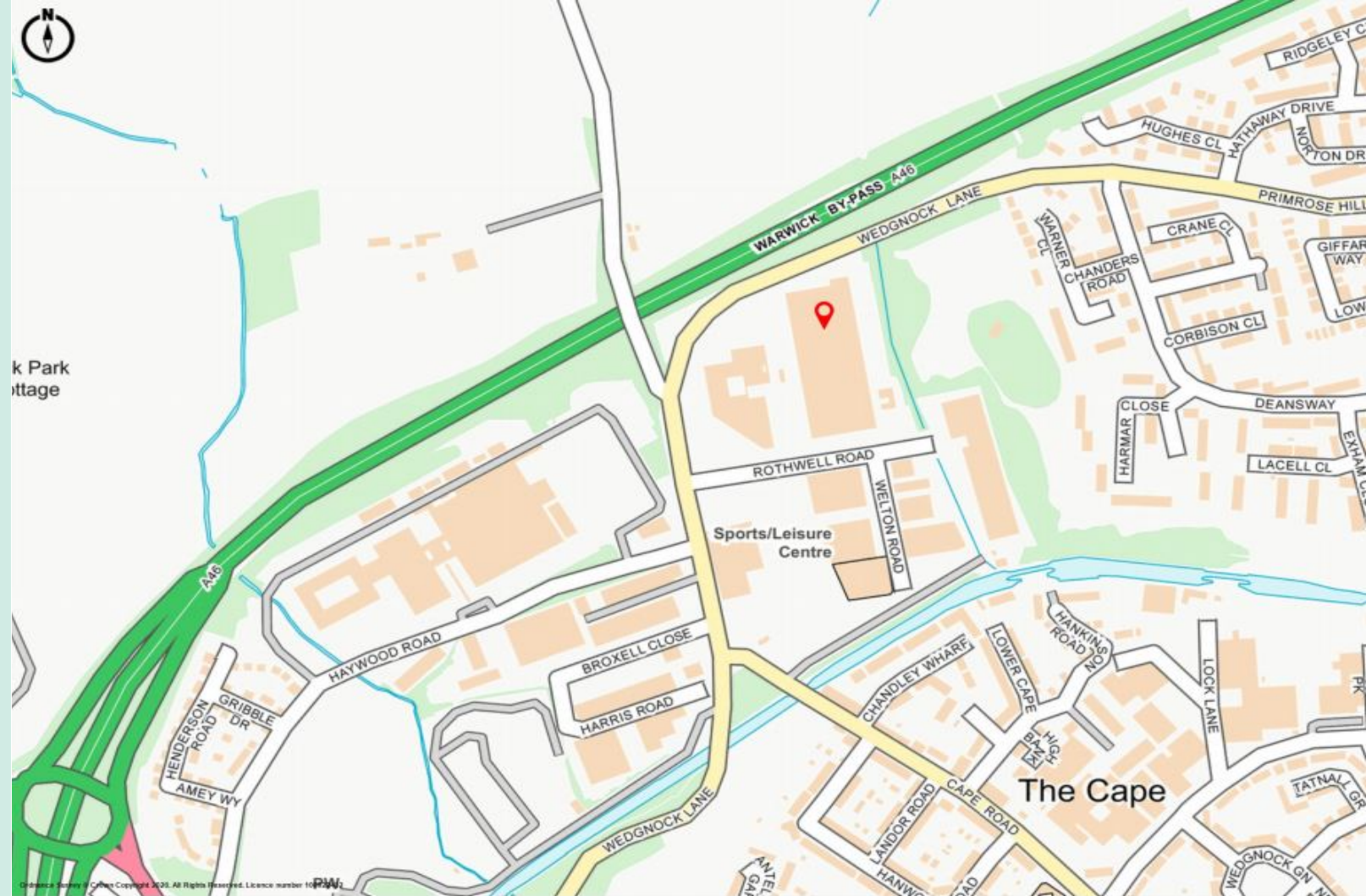
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LOCATION

Wedgnoek House is located on Wedgnoek Lane accessed just off the A46 Bypass. The A46 Bypass provides excellent road links to the M40 to the south and to Coventry via the A45 main arterial road, which in turn provides excellent links to the greater motorway network via the M6 and M45.

Warwick Town Centre is approximately 1.5 miles to the east of the property. The property is very well located for Warwick Parkway Railway Station and is easily accessible to Birmingham International Airport and the NEC.



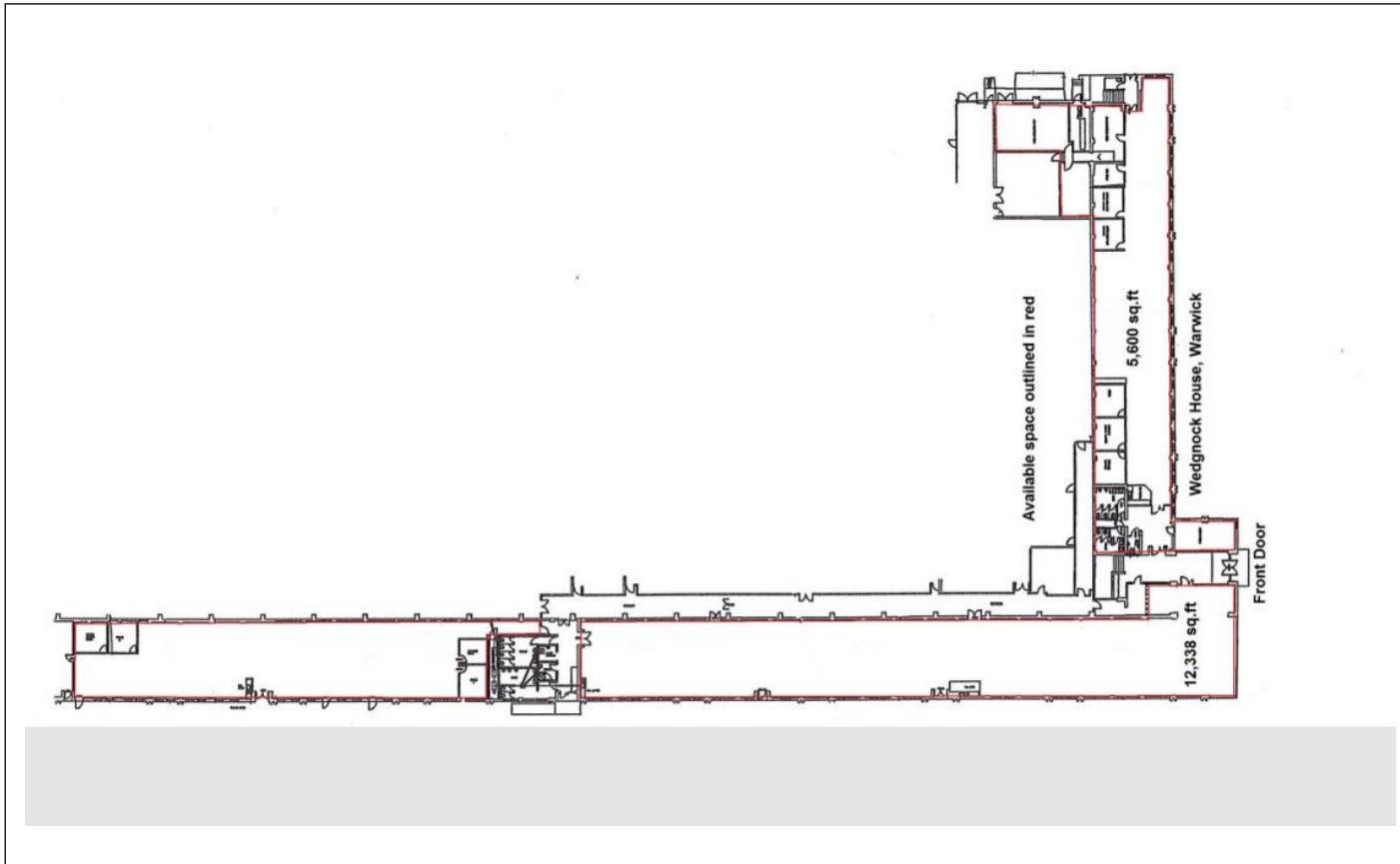
TRANSPORT LINKS

The A46 dual carriageway is just one mile distant providing excellent access to the M40 and the wider national motorway network.

The nearby Warwick Parkway Railway Station provides regular rail services to London Marylebone, Birmingham International and Birmingham New Street stations.

With Birmingham Airport being situated circa 20 minutes away, all points of the UK and international destinations can be easily reached.

FLOOR PLANS



* Floorplans are not to scale. For illustrative purposes only.

Misrepresentation Clause

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Holt Commercial nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements.

VIEWING

Strictly by appointment
with the sole agent:

Holt Commercial
Holt Court
16 Warwick Row
Coventry CV1 1EJ

CONTACT

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LEGAL FEES

Each party to be responsible for
their own legal fees incurred in
the transaction.

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