

TO LET

**ARUNDEL HOUSE
COVENTRY STREET
SOUTHAM
CV47 0EP**



SUBSTANTIAL PROPERTY

OFFERING

ONE OFFICE ON THE GROUND FLOOR

RENT: GROUND FLOOR: £11,000 P.A.

AVAILABLE ON FLEXIBLE LEASE TERMS

Arundel House –

Other areas of this property that you would have access to comprise of:

Entrance Hall: With three wall mounted light points, single panel radiator and tiled floor.

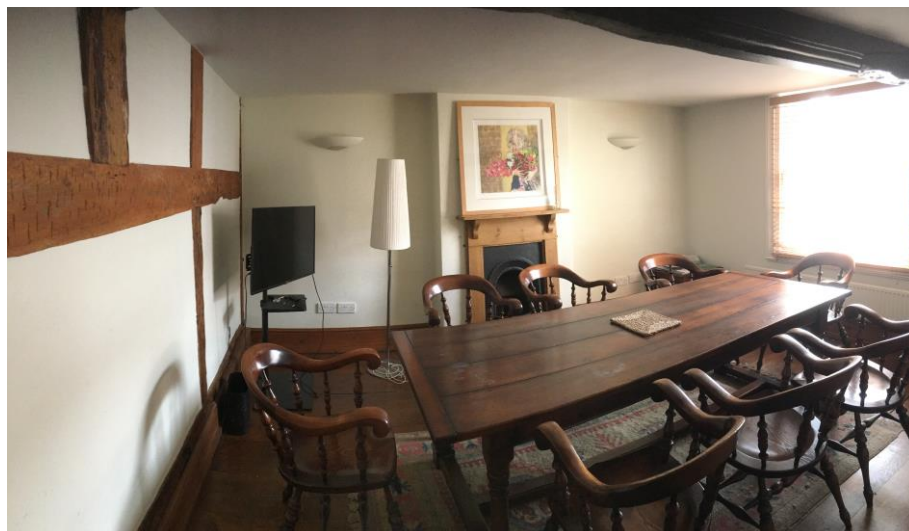
Reception: **15'1" x 9'5" (4.6m x 2.88m)** having exposed beams to ceiling, inglenook fireplace with gas effect fire. Sash window to front elevation. Double panel radiator. Tiled floor.

Communal Meeting Room: **14'5" x 13'4" (4.41m x 4.06m)** having a wealth of expose beams to wall and ceiling. Sash window to front elevation. Two single panel radiators. Feature fireplace with tiled hearth.

Fitted Kitchen Having two light points to ceiling. A fitted kitchen suite to comprise eight floor mounted units, 1 ½ bowl stainless steel sink inset into a marble effect work surface. Space for fridge freezer. Five further wall mounted units and tiled splashbacks. Double panel radiator, tiled floor.

Door through to:-

Toilet: Having low level flush W.C. and pedestal wash hand basin. This room is tiled to full height throughout.



Communal Meeting Room

Ground Floor:

Office 1: 16'9" x 16' extending to 23'9" into bay (5.12m x 4.88m extending to 7.25m into bay). Having exposed beams to ceiling. Four wall mounted light points. Feature bay window to rear elevation. Two double panel radiators.



A staircase leads to first floor offices which are available and advertised separately.

A further staircase leads to the second floor where there are further offices (not currently Available).

OUTSIDE

Front: The property has the advantage of having there being on-road parking. There is a block paved driveway leading off Coventry Street to the rear of the building where there are a few parking spaces for visitors.

Rear: To the rear of the plot there are formal gardens which have been creatively landscaped and give access to the Public Car park via steps and a garden gate.

Additional car parking: The free public car park with approximately 300 spaces is assessed from the rear of the property via the garden gate.

Potential childcare:

There is a nursery on-site which is a separate company. It may be possible that you could use these facilities, you would need to apply directly to Beechwood Childcare.



Communal Reception Area



Communal Kitchen



Office



Car Park at rear of Arundel House

General Information:

Tenure:	Leasehold. A new lease is to be entered into.
Rent:	Includes utilities
Services:	We are advised that mains water, electricity, gas and drainage are connected to the property.
Rates:	Rates are included in the rent.
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 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.

www.hawkesford.co.uk t: 01926 438129 f: 01926 438127 e: commercial@hawkesford.co.uk



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. Please contact our Surveys Department on 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact our Lettings Department 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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