

**TO LET**

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



**SUBSTANTIAL OFFICE ACCOMMODATION**

**FIRST FLOOR OFFICES**

**RENT: FIRST FLOOR: £23,500 P.A.**

**AVAILABLE ON FLEXIBLE LEASE TERMS**

**Arundel House –**

**The entire first floor is available.**

**There is one ground floor office available which is advertised separately.**

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

Tiled stairs lead up to:-

### First Floor:

- Office Area:** **15'8" x 13'6" (4.79m x 4.13m)** having exposed beams to ceiling. Two timber framed sash windows to front elevation. One double and one single panel radiator. Further sash window to rear elevation. Open fire. Useful storage cupboard with shelving.
- Office 4:** **14'4" x 12'9" (4.37m x 3.89m)** having exposed beams to wall and ceiling and a sash window to front elevation. Single panel radiator. Open fireplace. Steps up to office.
- Office 5:** **16'11" x 16'5" (5.17m x 5.00m)** having central ceiling light and two further wall mounted light points. Sash window and a further window to rear elevation. One double and one single panel radiator.
- Wash Room** Being tiled throughout and comprising of a low level flush W.C., two wash hand basins inset into a marble effect work surface with storage cupboards beneath. Single panel radiator. Hand dryer.
- Office 6:** **15'10" x 9'11" (4.83m x 3.02m)** having two wall mounted light points. Sash window to front elevation. Double panelled radiator. Additional storage cupboard.
- Office 7:** **12'3" x 10'1" (3.73m x 3.09m)** having three wall mounted light points, sash window to rear elevation and a double panelled radiator.

Total office space is approximately: 1351 ft<sup>2</sup> (125.53 m<sup>2</sup>)

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.

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Communal Reception Area



Communal Kitchen



Office



Car Park at rear of Arundel House

**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.

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**General Information:**

<b>Tenure:</b>	Leasehold. A new lease is to be entered into.
<b>Rent:</b>	Includes utilities
<b>Floor Areas:</b>	Main Building: net internal area: 2,240 ft <sup>2</sup> (682.75 m <sup>2</sup> )
<b>Services:</b>	We are advised that mains water, electricity, gas and drainage are connected to the property.
<b>Rates:</b>	Rates 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 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.

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