

TO LET

ON FLEXIBLE LEASE TERMS NEWLY RENOVATED

**The Studio
Wood Street
Southam
CV47 1PP**



A MODERN TWO STOREY TOWN CENTRE OFFICE

Rent: £7,500 p.a.

DESCRIPTION

The Studio is a recently converted office premises offering modern accommodation on two floors, accessed by a private courtyard and giving accommodation as follows:

uPVC double glazed door gives access into an

Open Plan office with a floor area in the order of 15m², having maximum measurements of 6.5m x 2.95m, having three light points to ceiling, two double glazed windows to side elevation, wall mounted heater and an understairs storage cupboard.

Shower room tiled to full height and tiled floor, having light point to ceiling, low level flush W.C., wash hand basin with electric water heater over, enclosed shower cubicle with Trident electric shower, stainless steel wall mounted heated towel rail.

Returning to the office, stairs lead up to the

First floor office/kitchen area 6.8m x 2.9m maximum measurements, having three light points to ceiling, three Velux windows to ceiling and a further window to the front elevation, one wall mounted electric heater

Kitchenette having three base units, drawer stack and a stainless-steel sink inset into work surface with tiled splashback.



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General Information:

Tenure:	The office is available on flexible Leasehold basis.
Services:	We are advised that mains water, electricity and drainage are connected to the property.
Rateable Value:	£5,500
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 eight centimetres/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. 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.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Sunny Rustage on 01926 438128

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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