

**LETTINGS****£545 Per month**

First Floor, 3 St. John's, Warwick, CV34 4NE

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First Floor offices within walking distance of Warwick town center. Available start of June 2024

## 3 ST JOHN'S, WARWICK, CV34 4NE

Warwick is the county town of Warwickshire and includes renowned Warwick Castle, one of the most visited tourist attractions in the country. The town is easily accessible from the motorway network at Junction 15 of the M40 with Birmingham, Oxford and London all within easy travelling distance. Warwick and Warwick Parkway Rail Stations provide access to the railway network between London and Birmingham with connections to other parts of the country available at Leamington Spa Rail Station nearby.

Birmingham International Airport and the National Exhibition Centre are some 16 miles in distance.

Warwick town centre has a number of national traders including Marks & Spencer's Food Hall, Boots Chemist,

W H Smith and The Original Factory Shop plus an assortment of independent and local traders and numerous

eateries to suit all tastes. Warwickshire County Council offices are based in the town at Shire Hall and

Warwick Racecourse on the edge of the town runs frequent large horse-racing meetings.

The available floor area extends to approximately 796 sq ft and briefly comprises:-

### GROUND FLOOR:

Entrance Hall with Private entrance door and stairs leading to

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

## FIRST FLOOR:

### Landing

Office (5.31m x 5.29m) with window to front aspect, wall mounted heater

Office (5.22m x 5.08m) with window to rear aspect, wall mounted heater

Kitchen (3.39m x 2.59m) with range of units, sink and shelving

Cloakroom with low level WC

## GENERAL REMARKS & STIPULATIONS

## SERVICES

Electricity and water are connected at the property.

## TERMS

The letting to be on a new Lease offered by the Landlord of up to 3 years and terms and conditions to be discussed between the client and Landlord's Agent.

## VIEWING

By arrangement with the Agents.

