



GODFREY-PAYTON  
CHARTERED SURVEYORS



£15,000 Per annum

Ground Floor, Pageant House Jury Street, Warwick, CV34 4EW

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A SUITE OF GROUND FLOOR OFFICES IN A PERIOD HISTORIC BUILDING OVERLOOKING THE PAGEANT GARDENS WITH DIRECT ACCESS VIA DOUBLE DOORS. SHARED ENTRANCE FROM JURY STREET.

## LOCATION

The property occupies a prominent location between St Mary's Church and Warwick Castle.

The two rear offices overlook the Pageant Gardens on which there is disabled persons' access ramp.

The historic county town of Warwick is approximately 20 miles south of Birmingham and 9 miles to the east of Stratford upon Avon.

Warwick Railway Station is within walking distance whilst there are excellent links to the motorway network via junction 15 of the M40 approximately 3 miles to the west.

The offices share impressive entrance hall which also serves a fusilier museum which occupies most of the first floor together with offices serving the Town Council.

## ACCOMMODATION (In all approx. 940sq ft (88m2)

Main Office (7.59m x 6.21m) plus the bay window with impressive double doors, decorative ceiling plasterwork, radiators and thermostat controls. Double doors provide access to  
Office Two (4.37m x 4.20m) with double doors to the gardens together with radiator with a partition providing access to the rear office also having an external door from the  
Office 3 (4.14m x 3.4m) including chimney breast and feature stone fireplace, with access from Inner Hall

Nearby is the Communal Kitchen and Cloakroom facilities, all of which have recently been refurbished. The offices have recently been redecorated and have carpets and curtains. In all approximately 88 sq metres (940 sq ft) of delightful office space.

Car Parking – a car parking space will be available.

## GENERAL REMARKS & STIPULATIONS

### SERVICES:

Mains water, gas-fired central heating, electricity and drainage.

### SERVICE CHARGE:

There will be a service charge to cover the communal heating and maintenance of communal areas.

### TERMS

The offices will be available on five year lease on an internal repairing and insurance basis.

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

## REGULATED BY RICS

### VIEWING:

Strictly by appointment via the Agents

## 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

