

Multi-level | Landmark period property | Variety of use applications | High Street location

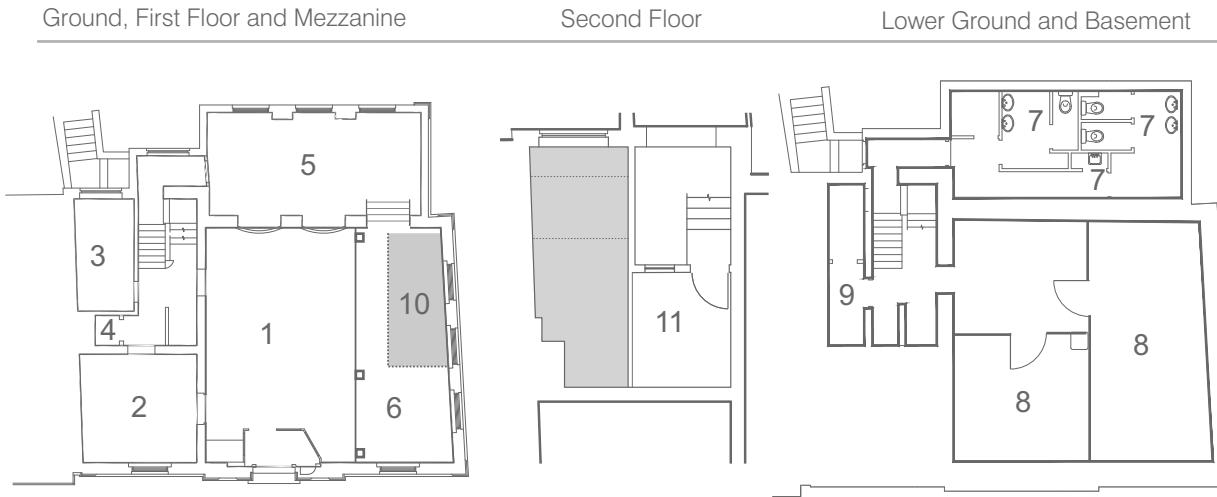




The Property

The refurbished building known as "Bank" at 26-28 on Warwick's High Street is one of the town's most iconic properties currently available for office, retail or leisure use. It was purpose built in 1924 for the National Provincial, in the golden age of banking architecture with a neo-Georgian theme, in the style of Sir Christopher Wren. The building's symmetrical exterior incorporates elegant white stone work which contrasts the red brick, offering a prominent entrance with large feature windows that lead up towards ornamental stonework on the parapet roof. There is a self-contained ATM room with external only access let separately to RBS.

The interior of the building exudes period features including chequered slate and marble tiles, wood panelling and parquet flooring. Plaster cornice and coving in the old banking hall and managers office highlight the nineteen feet high ceiling. A sympathetic extension has internal balconies overlooking the ground floor area with a further glass and steel mezzanine floor adding space, whilst retaining the open feel. Huge windows to three sides of the building flood the space with natural daylight, whilst stairs lead to the former bank's vault with original door housing Decimal (10) and Stirling (18) person meeting rooms and drinks station.



Gross internal floor area 3000 sq ft





Layout and area

Area	Floor	Sq ft/m*	Workstations/Covers/Details
1	G	680/63	15/35 (Total incl. ATM)
2	G	150/14	4/10
3	G	75/7	Kitchen
4	G	10/1	Telephone Booth
5	1	280/26	7/15
6	1M	300/28	8/20 Mezzanine
7	LG	270/25	Washrooms, Cleaners, Boiler
8	B	1025/96	18/10 Person Meeting Rooms
9	B	78/7	Server Room & Store
10	G	100/9	(ATM with external access)
11	2	50/5	Office

*approximate

Specification

24-hour access

A1, A2, A3 planning use

Air conditioning

Central heating

Cat 6 cabling

Fibre broadband

Fire alarm

Gated car park

Lobby

Male & Female washrooms

Meeting rooms

Period features

The Town

The county town of Warwick sits upon the River Avon and has been inhabited since the 6th century. Warwick school lays claim to the oldest boys' school in the country, founded circa 914. In medieval times town walls were erected, of which the East and Westgate can still be seen. Warwick Castle, built in 1068, by William the Conqueror, has evolved from fortress to country house, to one of the UK's leading tourist attractions. The Castle forms a perfect backdrop for outdoor concerts and events and boasts in excess of half a million visitors per annum, with accommodation and glamping options providing 20,000 overnight stays a year, offering significant extended tourist spend, in addition to the town's growing affluent population of over 33,000. Warwick and nearby Stratford upon Avon make Warwickshire one of the countries most visited tourist locations outside the capital, with annual visitor figures into the millions. The tourist information centre is approximately 150 metres from the property.

The castle was strategically sited because of the transportation links offered by the River Avon and Fosse Way. Nowadays the Midland Motorway network, Birmingham Airport and Warwick and Warwick Parkway railway stations offer the modern-day equivalent of convenient links across the country. Warwick's central location has attracted many high-profile companies such as IBM, The National Grid and Volvo UK with the county home to big name employers such as Aston Martin, Eon, JLR, Rolls Royce and TNT. Warwick boasts a mixture of fine architecture from the Tudor period and the 17th century. The town's historic buildings have featured in many period dramas, such as Pride and Prejudice and the TV detective series Shakespeare and Hathaway is also filmed in the town. Warwick Racecourse has a number of televised meetings throughout the year. There is a thriving Saturday market and Market hall museum which dates back to 1836. Swan Street is the town's main shopping street with National and Independent traders.



Market Museum



Lord Leycester Hospital



Warwick Castle



River Avon



Location

The bank is located on the corner of the High Street at the junction with Swan Street, which is the main shopping thoroughfare, in the centre of this busy market county town. There are fourteen public car parks serving the centre. There is a private gated car park behind the property accessed from Swan Street, ideal for deliveries that could alternatively be utilised as customer facing outdoor space, accessed from the rear door of the property.

Warwick has two railway stations one in the town and Warwick Parkway both with services to London Marylebone arriving in as little as 1 hour 15 minutes and Birmingham in around 30 minutes. Birmingham Airport, National Exhibition Centre and Birmingham International Station are a short drive away. There are plentiful bus routes to and from the town, serving the University of Warwick, Kenilworth, Leamington, Coventry and numerous villages, with the bus station a three-minute walk away.

Postal Address

Bank
26-28 High Street
Warwick CV34 4BE

... at the centre of your business

01676 532 414 mikerobertsproperty.com

Key to Map

1. Market Hall Museum
2. St Mary's Church
3. Smith Street
4. St Johns House
5. St Nicholas Park
6. Mill Street and Garden
7. Warwick Castle
8. Court House Visitor Information
9. Lord Leycester Hospital
10. Hill Close Gardens
11. Warwick Racecourse
12. Saltisford Canal Centre

Web Site

www.BankWarwick.co.uk

