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BEAUCHAMP HOUSE, 6 BOWLING GREEN STREET, WARWICK, CV34 4DD



MODERN OFFICE PREMISES SITUATED IN THE CENTRE OF WARWICK, READY FOR IMMEDIATE OCCUPATION

- CENTRE OF WARWICK
- LARGE SPACIOUS OFFICES
- PARKING
- MODERN AND BRIGHT

OFFERS IN THE REGION OF £675,000

Beauchamp House is a modern building situated in the centre of Warwick, occupying a prominent position within easy walking distance of the town and having good access out onto both road and rail transport links.

The property which is currently utilised as an office and having gross internal floor area in the order of 282m² (3036 sqft) and has accommodation over two floors and is ready for immediate occupation.

The property does offer scope for some further improvement and there is a conversion potential subject to the necessary planning permission and consents.

Access to the property is gained from not only Bowling Green Street but also Puckering Street where there is a driveway for three cars and having the advantage of an electric car charging point.

The property in detail comprises:

Reception 16'3" x 8'9" (4.97 x 2.67)
Entrance door gives access into reception, with archway through to office area.

Office 1 12'7" x 10'10" (3.86 x 3.31)
Open office with a bay window onto Bowling Green Street, further archway leads into another office.

Office 2 13'4" x 11'4" (4.08 x 3.46)
With a window to Bowling Green Street

Office 3 11'4" x 8'9" (3.46 x 2.68)
Having windows to rear elevation

Office 4 11'4" x 12'10" (3.46 x 3.92)
Having two Velux windows to ceiling and further window to rear elevation.

Office 5 9'8" x 9'2" (2.96 x 2.8)
Having Velux window to side elevation

Kitchen 11'8" x 8'9" (3.58 x 2.68)
Having fitted kitchen to comprise stainless steel circular sink inset into granite effect work surface with tiled splash backs and two base units draw stack, built in fridge, built in dishwasher three further wall mounted units

Courtyard

Cloakroom 7'10" x4'9" (2.4 x1.45)
Having low level flush wc wash hand basin and window to side elevation

Bathroom 8'6" x 5'8" (2.6 x 1.75)
Having low level flush wc and wash hand basin.

Office 6/Conference Room 31'7" x 22'10" (9.64 x 6.97)
From the reception area part glazed doors give access into open plan office with windows to both front and side elevation, a doorway through to the atrium area having glazed door and French doors out onto an outdoor paving area.

Hallway/Landing
Stairs lead up to first floor landing (there is an understairs storage cupboard) and the landing has access to boarded loft space.

Office 7 21'8" x 9'3" (6.62 x 2.83)
Having windows to rear elevation and three built in storage cupboards.

Office 8 3.7 x 2.7
Having window to rear elevation and door through to large attic area with [potential to convert) and also having a cupboard housing the gas fired central heating boiler.

Office 9 16'4" x 8'10" (5 x 2.7)
Having windows to front elevation

Office 10 12'7" x 8'10" (3.85 x 2.7)
Having windows to front elevation

Office 11 10'11" x 14'6" (3.34 x 4.43)
Window to side elevation

Attic Store Room 21'10" x 24'2" (6.67 x 7.37)

Outside
Access to the property is gained from not only Bowling Green Street but also Puckering Street where there is a driveway for three cars and having the advantage of an electric car charging point

Rateable Value
Current rateable value (1 April 2026 to present) £26,000

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

General Information
Services to the property - Mains water, gas and electricity are believed to be connected to the property. There are air conditioning units in the offices.

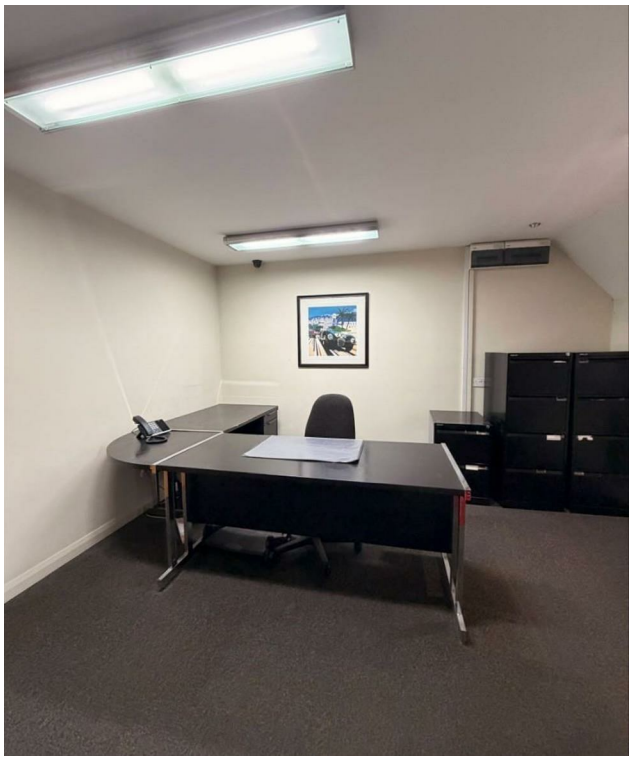
Viewings
Strictly by appointment through Hawkesford on 01926 438123

Survey
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.

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.



Reception Area



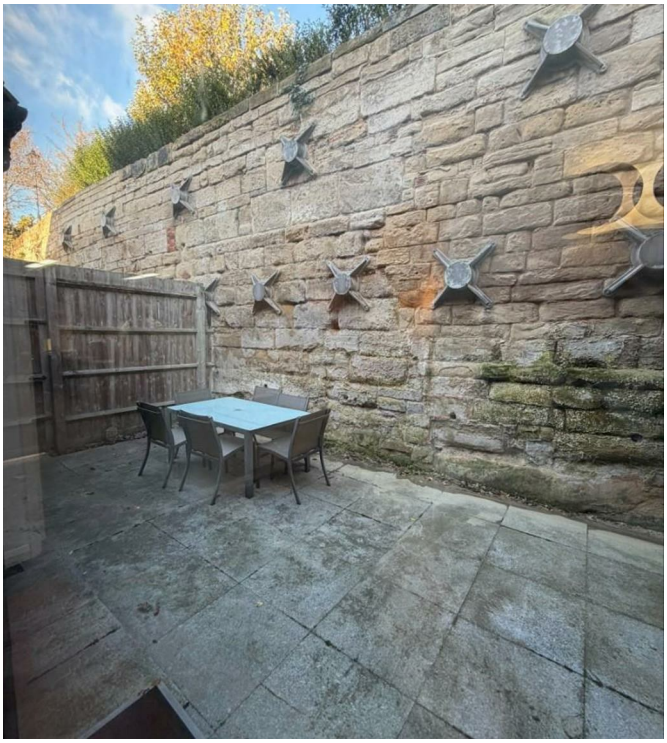
Office 2 - behind Reception



Office 6/Conference Room



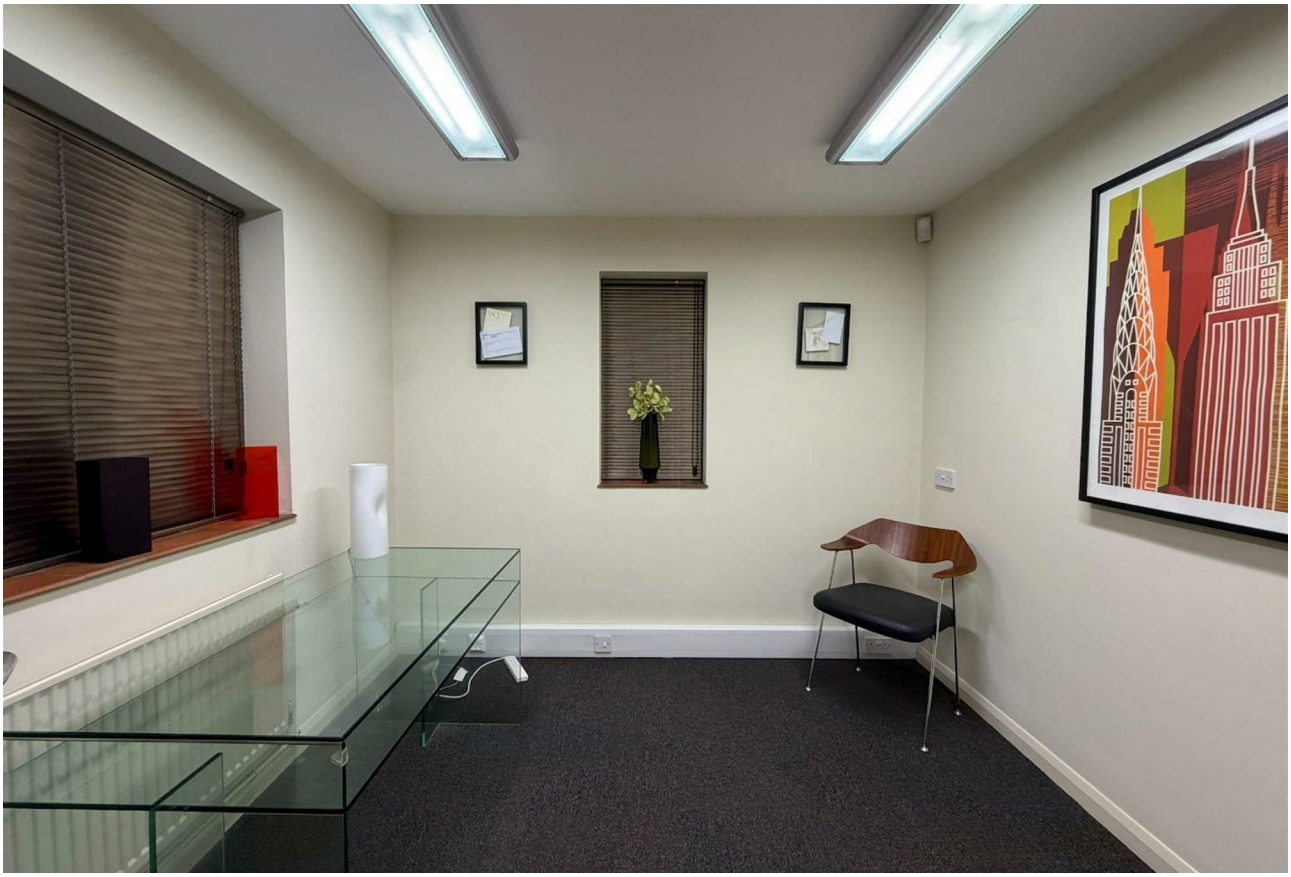
Kitchen Area



Private Courtyard



Bathroom



Office 4



Office 5



Office 3





Office 11



