

**TO LET**

**16 HAMILTON TERRACE  
LEAMINGTON SPA  
CV32 4LY**



**WELL PRESENTED TOWN CENTRE OFFICES TO LET ON THE SECOND FLOOR  
WITH THE ADVANTAGE OF SHARED FACILITIES AND BROADBAND CONNECTION**

**Rent: £650 pcm**

**DESCRIPTION**

16 Hamilton Terrace is a substantial Regency building that offers well-presented accommodation with a communal kitchen on the first floor, alarm system and intercom system for each floor. All doors are lockable.

**Ground Floor**

Security entrance into building, hallway then door into the main hallway, stairs lead up to the

**First Floor level**

Where there is the communal kitchen, male and female toilet facilities.

Stairs continue to the second floor -

**Interconnecting offices second floor:**

These offices are at the front of the building:

**Office – Five**

**3.72 x 2.7 (12'2" x 8'10")** having two fluorescent light tubes to ceiling, raised area, a range of electric sockets and an electric wall mounted heater, with window to front elevation. This office has space for one to two desks.



[www.hawkesford.co.uk](http://www.hawkesford.co.uk) t: 01926 438129 f: 01926 438127 e: [commercial@hawkesford.co.uk](mailto:commercial@hawkesford.co.uk)



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VAT No: 545 2383 44

Door through to.....

### Office – Six

**3.73 x 2.87 (12'2" x 9'5")** having two fluorescent light tubes to ceiling, sash window to front elevation, raised area, a range of electric sockets and wall mounted electrical heater. This office has space for one to two desks.

Offices Five and Six as a suite available on a **twelve-month** lease with a three-month break clause at **£650** per month with one month's notice period.

Car parking at the rear may be available by a separate negotiation payable per month.



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**General Information:**

- Tenure:** All offices are available on a twelve-month lease.
- Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.
- Rates:** Exclusive of Business Rates but the area falls within Small Business Rate Exemption tariff. Please contact and check with Warwick District Council.
- Utilities:** Mains water and electricity are included in the rent.
- 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 the management of rented property, please contact Rob West on 01926 438123.

## 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](mailto:leamington@hawkesford.co.uk)

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