



Parkway One, Broxell Close,  
Warwick, Warwickshire  
CV34 5QF

4,694 sq ft (436.1sq m)

## To Let - Modern High Specification Office Building



- Self-contained two-storey offices
- 10 on-site parking spaces
- Combined heating and cooling system
- Raised floors
- Suspended ceilings with recessed lighting
- Intruder alarm
- Door entry system
- Fully Carpeted
- Landscaped environment

Contact: Luke Neal or  
Chris White at White Rose



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## Location

The property is located in Broxell Close, close to its junction with Wedgnoak Lane, approximately one mile north/northwest of Warwick town centre.

The property benefits from excellent road communications within close proximity of the A46 Warwick Bypass, about two miles to the north of Jct 15 of the M40 motorway.

Warwick Parkway railway station is a mile from the property and has direct routes to Birmingham New Street and Snow Hill and London Marylebone station.

Warwick is an historic castle town, about 12 miles to the south of Coventry; 27 miles to the southeast of Birmingham; and 10 miles to the northeast of Stratford-upon-Avon.

## Description

The Parkway development comprises two buildings set within a landscaped environment with the subject premises Parkway One comprising a modern two-storey, self-contained office building fully fitted out to a high specification.

Constructed in 2004, Parkway One comprises a two-storey purpose built office building of steel frame construction with brick, block-work and glazed elevations beneath a pitched plastic-coated profile steel clad roof. The windows to the property are plastic-coated, metal frame design incorporating double-glazed units.

Approached beneath a canopy, there is an entrance hall with access to the ground floor reception and stairwell to the first floor offices. Internally the offices are mainly open-plan in design, but with reception area and some private offices formed out of wood and glazed partitions. The property has been completed to a good standard with specification including raised floors to allow for power and IT ducting, suspended ceilings incorporating recessed lighting, heating/air cooling system, carpeting, beech skirting, doorways, window sills and architraves, intruder alarm, fire alarm and door entry system.

There is a kitchen area with fitted cupboards, tiled walls and vinyl floor covering on both the ground and first floors. Toilet facilities are provided on both floor levels with the disabled toilet facilities on the ground floor. Externally there is a landscaped environment and tarmacadam surfaced car park for 10 cars approached over a tarmacadam surfaced access roadway.

## Services

We understand that the property has mains gas, water, electricity and drainage and also benefits from an air-conditioning/heating system, intruder alarm system, fire alarm and door entry system.

We have not tested any of the services or apparatus referred to above and, as such, cannot guarantee they are in working condition. An ingoing occupier would be recommended to undertake their own survey.

## Floor Areas

	SQ FT	SQ M
Ground floor including cellular office and computer room	2,363	219.5
First Floor	2,331	216.6
<b>TOTAL</b>	<b>4,694</b>	<b>436.1</b>

## Planning

From enquiries of Warwick District Council planning department it is understood that planning permission was granted for the construction of the two-storey office building in January 2003. It is further understood that the site and premises are not adversely affected by any known schemes or proposals.

## Lease Term

The premises are available to let under a new full repairing and insuring lease for a term to be agreed and with upward only rent reviews at 5 yearly intervals. Consideration may also be given to letting the premises in individual floors.

## Rental

Upon application.

## VAT

All rentals, etc are quoted exclusive of VAT which is payable as an addition and at the appropriate rate prevailing.

## Rateable Value

£60,500 with business rates payable (2009/2010) at 0.485p in the £, so rates payable equate to £29,342.50.

## Legal Costs

The ingoing occupier will be required to pay both parties legal costs incurred in the preparation and granting of the lease.

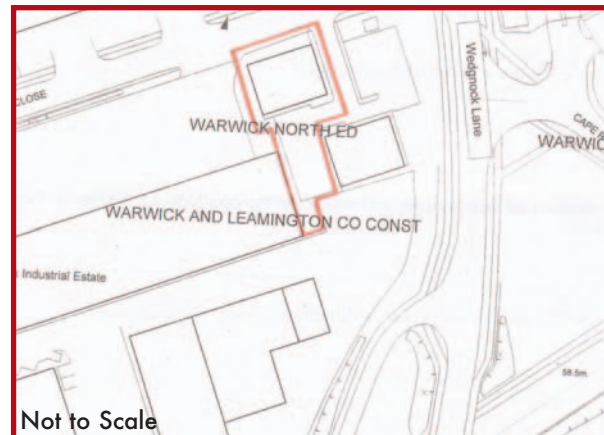
## Possession

Full vacant possession can be offered upon completion of legal formalities.

## Viewing

By appointment with the sole agents: Contact Luke Neal or Chris White.

Ref: 06/09/2247



## Notice and Conditions

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