

TO LET

8 HAMILTON TERRACE, LEAMINGTON SPA, CV32 4LY

Ground and 1st Floor: 2,495 – 5,309 sq ft

Available via Sublease / Assignment / New lease on a Floor-by-Floor Basis or as a Whole

COREP

AN **NAIUK** COMPANY



SUMMARY

- Ground and First Floor
- Fully Fitted, Plug & Play
- Excellent Natural Light

- Full Height Atrium
- On site parking
- Passenger lift

- LED Lighting
- Suspended Ceilings
- Break Out Areas & Two Kitchens

- 2,495 – 5,309 sq ft
- Sublease / Assignment
- £18.63 per sq ft

Will Osborne: 07542 282986

Sim Khatkar: 07896 940047

Website: co-rep.com

CURRENT ITINERARY

The Ground and First floors are fully fitted, cabled and ready for immediate occupation. The floors benefit from a lift, internal staircase and a double height atrium upon entry. The floors can be split or taken as a whole.

The floors can be taken in their current fitted condition or returned to an open plan office. The Ground floor currently comprises of a variety of meeting rooms including a large board room and a kitchen area. The First floor is mostly desking with 4 meeting rooms and benefits from a kitchen/break out area.

SPECIFICATION

- Fully fitted with desks and cabling
- A total of 8 meeting rooms
- A kitchen area on each floor
- Informal breakout areas
- Male / female w/c's
- 48 desks on the First floor
- 8 desks on the Ground floor
- Lift
- Fully height atrium
- 2 parking spaces

FLOOR PLAN



Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.

8 HAMILTON TERRACE

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DESCRIPTION

8 Hamilton Terrace is a 3 storey, self-contained office building located within Leamington Spa's town centre. Built in 2004, the office space comprises of 8,087 sq ft of Net Internal Area with a typical floor size of c.2,500 sq ft. The building benefits from a full height glazed atrium and balcony on the First floor overlooking the external courtyard.

AVAILABILITY

| Floor | Size (sq ft) |
|--------------|--------------|
| First Floor | 2,495 |
| Ground Floor | 2,814 |
| Total | 5,309 |

LOCATION

8 Hamilton terrace is situated in Leamington Spa Town Centre towards the lower end of the Parade, benefitting from proximity to a wealth of local amenities including the Regent Court and Royal Priors Shopping Centres. Leamington Spa train station is located approximately 0.5 miles south and within a 12-minute walk, offering direct lines into London Marylebone and Birmingham New Street.

VIEWINGS

COREP

Will Osborne
Sim Khatkar

07542 282986
07896 940047

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TERMS

A new sublease is available for a term to be agreed or an assignment of the current lease with an expiry in September 2026. A sublease on a floor-by-floor basis is also available.

| Passing Rent | Business Rates | Service Charge |
|------------------|-----------------|-----------------|
| £18.63 per sq ft | £9.45 per sq ft | £0.85 per sq ft |

LEGAL COSTS

Each party to bear their own legal cost. The Superior Landlord costs will be covered by the outgoing Tenant.

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