

Office 10  
Pendicke Street  
Southam  
CV47 1PN

ehB  
Reeves



# To Let

All Inclusive First Floor Office Accommodation.

- Totalling 540 Sq Ft
- well presented
- Available immediately
- Parking for 2 cars
- All inclusive rent

## CONTACT

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Chartered Surveyors

Commercial Property Advisors

Commercial Property Agents

Property Managers



### Location

Office 10 is located in Brewsters Corner, a mixed use site consisting of offices, retail and light industry. Brewsters Corner occupies a prominent position on Pendicke Street, Southam and is situated 100m east of Southam High Street.

### Description & Accommodation

Office 10 is a Modern, first-floor office suite situated in multi-let office building totalling 540 Sq Ft. Specification includes laminate flooring, neutrally painted walls, spotlights, double glazed windows and a radiator heating system. Communal toilets and kitchen facilities located in hallway. The suite benefits from 2 car parking spaces. The office is available for immediate occupation.

### Services

Mains electricity is connected to the property. All bills are included with the exception of telecoms, internet and business rates.

### Planning

B1 A) Office

### Tenure

Leasehold - For a term to be agreed

### Rent

£9,000 Per Annum excl. This rent is inclusive of electricity, water and general maintenance to the building. It does not include data or cabling.

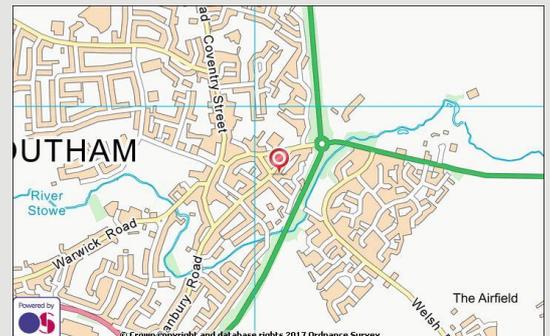
### Rates

The rateable value for the current year is £4,550 and qualifies for 100% small business rates relief (subject to the status of the occupier).

### EPC

TBC

### Legal Costs



Each party will be responsible for their own legal costs associated with this transaction

### Viewing

Strictly by appointment only with the sale letting agent ehB Reeves  
01926 888181