



Wareing & Company
Commercial Property Experts

FOR SALE / TO LET

Freehold and Leasehold
Available.



1A Cross Road, Leamington Spa, CV32 5PB

1,182 sq ft (115.2m²)

Freehold offers over **£400,000**

Rent **£30,000 p.a.**



Property Highlights

- » High-quality office space in Leamington Spa
 - » Available on a new lease or freehold immediately
 - » Suitable for a wide range of Class E Occupiers
 - » Highly accessible position within easy walking distance of Leamington Spa prime retail core
 - » Owner Occupied for 20 years and relocating due to expansion
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Location

The property occupies a town centre position on Cross Road. This highly accessible location is just a short walk from the Town's key amenities and attractions.

This central position makes the building suitable for a wide range of Class E occupiers.

Leamington Spa benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.





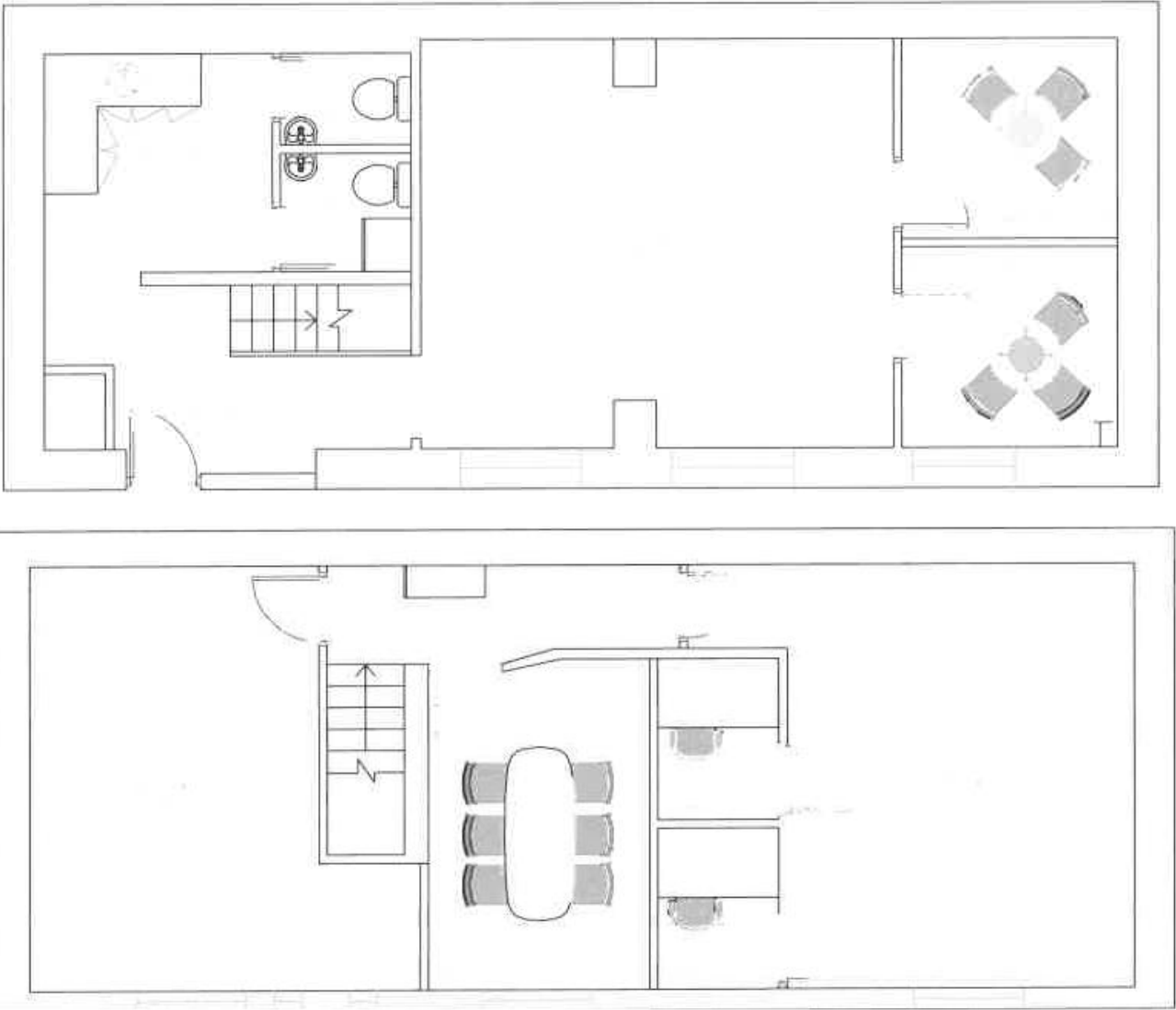
Description

Ground floor consists of an entrance lobby leading to a front office with floor boxes and a connecting meeting room. A separate lobby opens to a fitted kitchen with modern units, tiled splashback, and single-drainer sink. Includes a single WC with built-in cupboards and electric water heater. Gas supply available but not connected.

Front-facing offices with double-glazed windows, boxed-in electric panel heaters, and ceiling spotlights. Interconnecting doors provide flexible layout options, with floor boxes throughout for power and telecom access. The landing leads to an end office featuring a neat storage heater and roof hatch.

Accommodation

Space	sq ft	sq m
GF Office 1	359	33.39
FF Office 1	167	15.47
FF Office 2	212	19.66
FF Office 3	176	16.36
GF Meeting Room	130	12.1
GF Kitchen	58	5.42



Indicative Floor Plans to show potential fitout



Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

E117 - A copy can be made available upon request

Business Rates

Rateable Value:	£8,200
Rates Payable:	£3,542.40

Lease / Sale Terms

The property is available on a new full repairing and insuring lease at a rent of £30,000 per annum exclusive of Business rates and all other outgoings.

The property is NOT elected for VAT purposes.

Freehold offers are welcomed over £400,000.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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