

# To Let

## Victoria Court

8 Dormer Place • Leamington Spa • CV32 5AE

- 3<sup>rd</sup> Floor Offices set Within Iconic Town Centre Office Building
- Available Immediately on New Lease
- Great Town Centre Location
- Within Close proximity of Leamington Station
- On site Parking
- Accommodation Available:

2,319 sq ft (215.41 sqm) – 12,047 sq ft (1119.2 sqm)

**Rent £38,500 - £136,000 P.A.X.**



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## Location

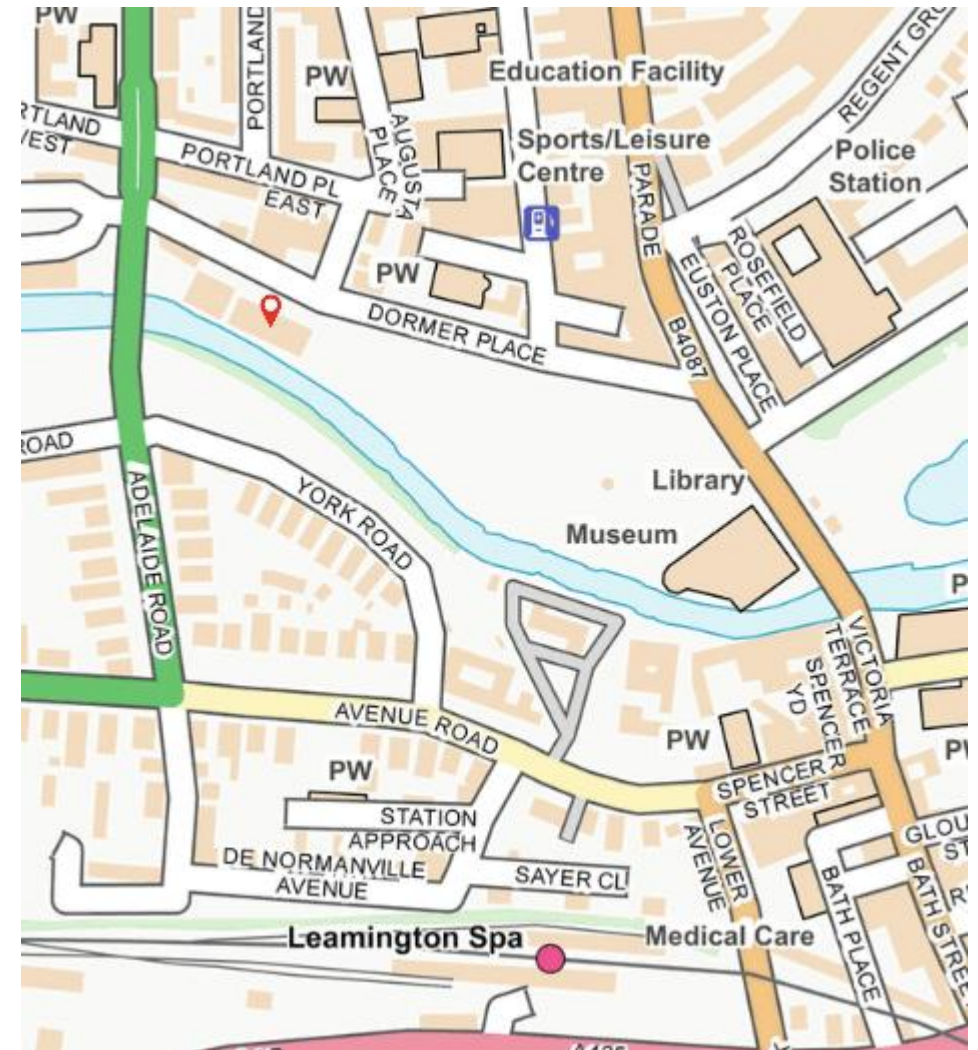
Situated in the heart of Leamington Spa's sought-after town centre, Victoria Court offers an exceptional office location that combines connectivity, amenities, and a prestigious business address. The property is located on Dormer Place, a quiet and elegant street just moments from the vibrant Parade, the town's primary retail and commercial thoroughfare.

Leamington Spa is well-regarded for its attractive Regency architecture, thriving professional services and gaming community, and high-quality lifestyle amenities—making it a popular choice for occupiers seeking a well-balanced working environment. The town offers an excellent range of cafes, restaurants, and independent retailers, as well as banks and fitness centres, all within walking distance of the office.

Transport connectivity is a key strength of this location. **Leamington Spa railway station** is less than a 10-minute walk away, providing direct services to **London Marylebone (approx. 70 minutes)**, **Birmingham Moor Street and Snow Hill (approx. 30 minutes)**, and regional destinations. The town also benefits from excellent road access, with the A46 and M40 motorway just a short drive, offering swift connections to Birmingham, Coventry, Oxford, and the wider Midlands region.

Parking provision is available nearby, and the location is well-served by public transport links and cycle routes, enhancing its accessibility for commuting staff and visiting clients.

Victoria Court provides office occupiers with a professional and well-connected business environment, ideally located to benefit from Leamington Spa's dynamic commercial ecosystem and high-quality urban amenities.







## Description

Victoria Court is an attractive and prominently positioned office building offering high-quality accommodation in the heart of Leamington Spa's professional district. Set within a modern building with period appearance, the property combines the appearance of a regency structure with modern office functionality, making it ideal for businesses seeking a prestigious and characterful working environment.

The accommodation is arranged over multiple floors, providing a range of office suites that can cater to both small and medium-sized occupiers. The internal specification typically includes:

- Well-proportioned, open floorplate office spaces with excellent natural light
- Suspended ceilings with inset LED lighting
- Raised access floors
- Central heating
- Fitted kitchen and breakout areas (subject to suite)
- Communal WC and welfare facilities
- Passenger Lifts
- Secure entry system.
- Some suites offer views over the nearby Bandstand Gardens and the surrounding Regency streetscape, creating an appealing and productive working atmosphere.

Victoria Court benefits from a well-maintained shared entrance lobby (soon to be refurbished), with potential for tenant signage, providing a professional first impression for visiting clients. There is onsite parking available at a ratio of 1:1000. Alternatively, season passes are available at the nearby St Peter's Multi-storey.

The property is particularly well-suited to professional services, tech firms, consultants, and creative businesses seeking a central Leamington Spa base with excellent local amenities and transport links.

With its blend of character, location, and flexibility, Victoria Court represents an outstanding opportunity for occupiers looking to establish or expand their presence in one of Warwickshire's most desirable office locations

### Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Part Third	5,750	534.19
Remainder Third	2,319	215.44
Part Second	3,978	369.57
<b>Total</b>	<b>12,047</b>	<b>1,119.2</b>

### Services

We understand that mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. 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 purposes (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

### Business Rates

Estimated Rateable Value: £11.91 psf  
Estimated Rates Payable: £5.95 psf

### Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance. This is thought to be in the region of £5psf excl.

### 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.

### Tenure

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a quoting **rent of £16.50 psf excl.**

Please note that all figures quoted are exclusive of VAT which is applicable.

### EPC

C63 - A copy can be made available upon request.

### Legal Costs

Each Party will meet their own legal and professional costs.

### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

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### Wareing & Company

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## Indicative layout – for illustration purposes



50 sit stand desks  
4 phone booths  
x1 4p meeting pod

23 breakout covers  
2 Demo areas  
x2 8p Meeting rooms

x1 10p meeting room  
Town hall meeting space  
50 breakout covers

Conference space  
6 collaboration spaces

