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Serviced Offices To Let

11 Waterloo Place,
Leamington Spa, CV32 5LA

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11 Waterloo Place

11 Waterloo Place is a beautiful, six-story regency property located in the heart of Royal Leamington Spa, Warwickshire which is owned and managed by [Tetra Real Estate Ltd.](#)

Dating back to the early 19th century, the property is part of a terrace of former houses named in honour of the Duke of Wellington who visited Leamington Spa in 1827, 12 years after his defeat of Napoleon Bonaparte in the Battle of Waterloo.

The building has undergone a series of renovations, sympathetically maintaining its character and charm, while offering modern facilities which provide the perfect environment to work and meet.

11 Waterloo Place has a variety of office spaces suitable for any number of different businesses. All of our offices have recently been refurbished to a high standard, including fresh decoration and brand-new carpets throughout.

You and your guests will be greeted by a welcoming reception area, with high ceilings, original features, and comfortable waiting area. Our reception also offers complimentary hot and cold refreshments, including Nespresso coffee, as well as a television and free guest Wi-Fi. The space is filled with character, including an original fireplace and staircase.

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The 1815 Suite

Situated on the property's third floor offering 365 sq ft, this unit is now available for teams up to eight people. This office benefits from views to the front of the property, overlooking Warwick Street.

£1,500 pcm (Inclusive of Business Rates, Utilities, Cleaning & Parking)



The Wellington & Brunswick Suite

Situated on the property's second floor, The Wellington Suite offers 681 sq ft of space and large windows with views to the rear of the property. It has two floor boxes, air conditioning, access to two toilets on its floor, and the communal kitchenette on the first floor.

£3,000 pcm (Inclusive of Business Rates, Utilities, Cleaning & Parking)



The Longwood Suite

Situated on the property's lower ground floor, The Longwood Suite offers 387 sq ft of office space, which can comfortably accommodate up to seven people.

£1,500 pcm (Inclusive of Business Rates, Utilities, Cleaning & Parking)



The Waterloo Suite

Situated on the property's first floor, The Waterloo Suite offers 266 sq ft of space, which can comfortably accommodate up to five desks. This well-sized unit benefits from high ceilings and lots of original features, as well as views to the rear of the property.

£1,250 pcm (Inclusive of Business Rates, Utilities, Cleaning & Parking)

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The Boardroom

Filled with original period features, the Boardroom offers an impressive ground-floor setting with seating for up to 12 guests. As part of your lease, you'll have inclusive access to this fully equipped meeting space, designed to support productive and efficient sessions. The room includes a television with wireless presentation capability, and a full suite of stationery such as pens, notepads, and sticky notes.



Leamington Spa

Royal Leamington Spa is one of the Midlands' most attractive business locations, combining Regency architecture with a modern, forward-looking commercial landscape.

The town offers a professional yet welcoming environment, making it an appealing base for organisations seeking both credibility and convenience.

With a strong mix of independent enterprises, established firms, and growing sectors such as digital, creative, and professional services, Leamington has become a recognised hub for innovation and talent. Its well-balanced amenitie - from quality dining to green open spaces-create a setting that supports productivity, wellbeing, and client engagement.

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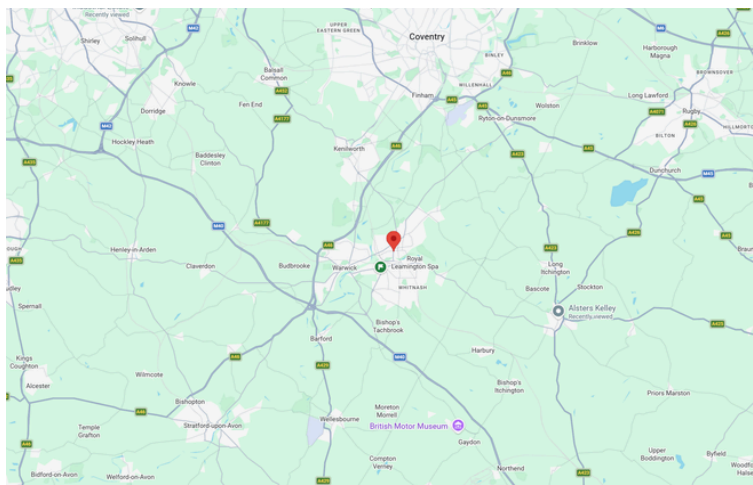
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Travel to Leamington Spa

11 Waterloo Place provides a calm, neutral setting where conversations can unfold naturally and barriers can gently fall away.

Its central position makes meeting easy - just a 15-minute walk or a quick 7-minute taxi ride from Leamington Spa train station, with direct rail links connecting you effortlessly to London, Birmingham, Manchester, and destinations beyond. Whether guests are travelling locally or from further afield, the journey is simple, and the welcome is immediate.

11 Waterloo Place, Leamington Spa, CV32 5LA



Tetra

For further information or to book a viewing,
please contact Tetra Real Estate Ltd:

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01926 670600

IMPORTANT NOTICE

We give notice that:

1. These particulars do not constitute an offer or contract or part thereof.
2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective tenant must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise.

