



Wareing & Company
Commercial Property Experts

TO LET

Last remaining
first floor suite in
Regency style
office building



Regent House, 50 Holly Walk, Leamington Spa, CV32 4HY

337 sq ft (31.27m²)

Rent ex. VAT **£9,500 p.a.**



Property Highlights

- » Last remaining suite in Regency style office building.
 - » First floor office available immediately on inclusive basis.
 - » Located centrally within Leamington's Professional business community.
 - » Ideal for start up or someone looking to downsize.
 - » Ideal for 4-6 desks.
 - » Parking available on site.
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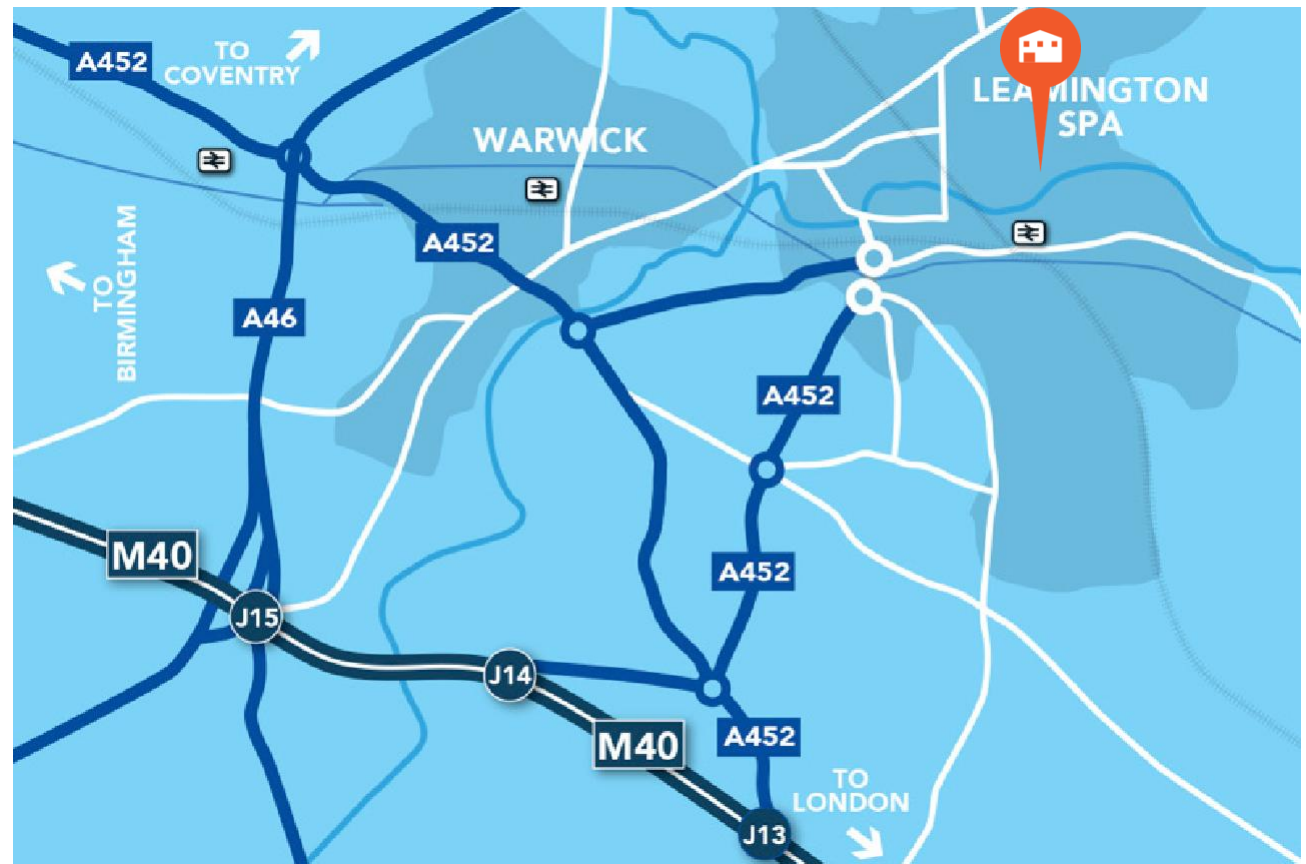
Location

The property occupies a prominent position on Brandon Parade, in the heart of Royal Leamington Spa's established central business district. The surrounding area is home to a diverse range of professional occupiers, including solicitors, surveyors, architects, financial advisers, and creative agencies, making it an attractive location for a wide variety of office-based businesses.

The Parade, the town's principal retail and commercial thoroughfare, is approximately a five-minute walk away and offers an excellent selection of cafés, restaurants, shops, banks, and other amenities.

Leamington Spa Railway Station is also within easy walking distance, approximately ten minutes away, providing regular direct services to Birmingham, London Marylebone and the wider Midlands.

In addition to its excellent accessibility, the property benefits from ample on-street parking in the surrounding area, with several public car parks located nearby, providing convenient parking options for staff and visitors alike.



Description

Open plan office suite situated on the first floor of a multi-occupied prominent Regency style office building.

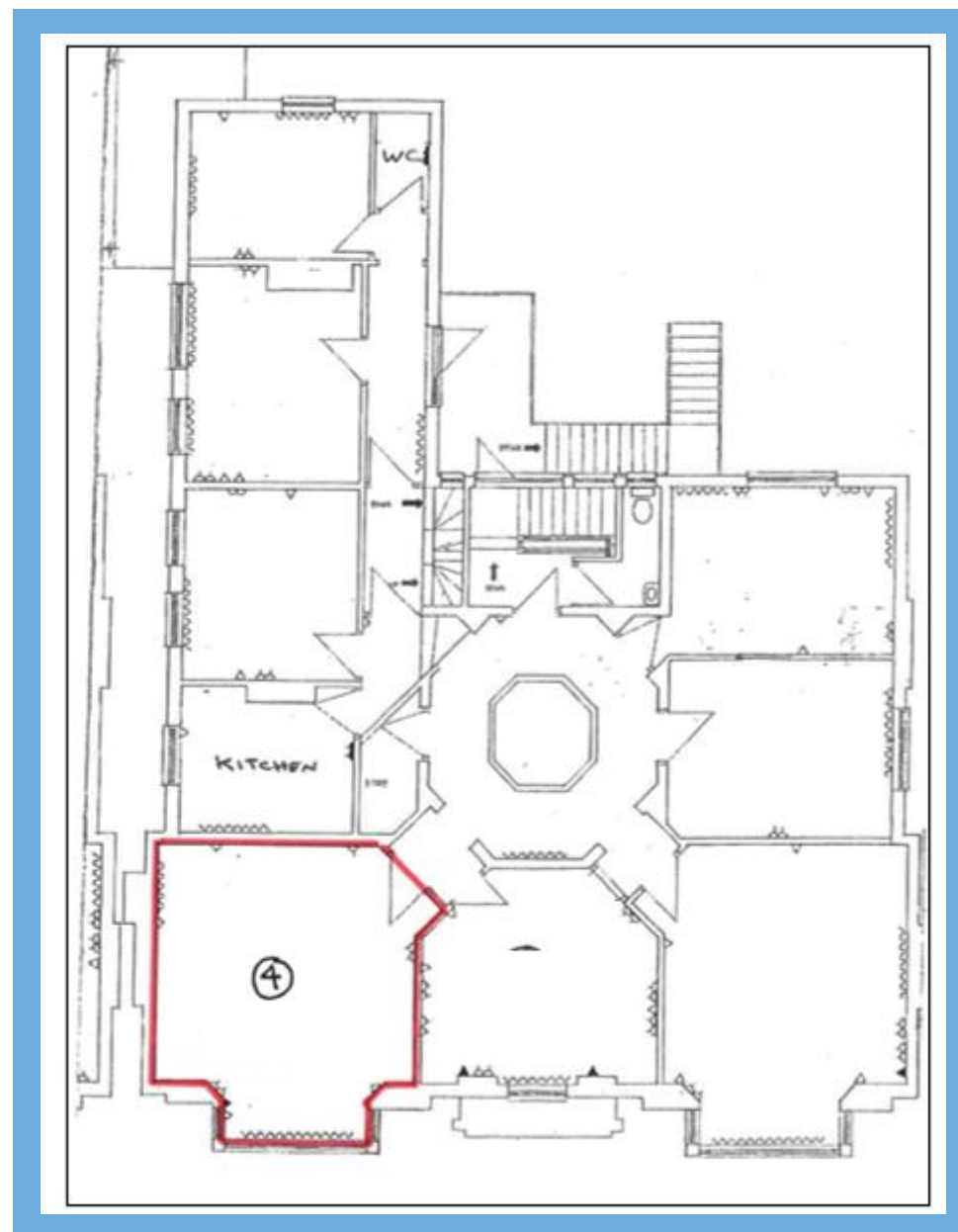
The suite benefits from access to communal WC facilities and a shared kitchen.

The accommodation is neutrally decorated and features carpet floor coverings, gas fired central heating system, pendent lighting and excellent natural lighting creating a bright and comfortable working environment.

Car Parking available by way of separate negotiation.

Schedule of Accommodation

Office	Size (Sq. Ft)	Size (Sq M)	Availability
1	194	18.05	LET
2	337	31.27	LET
3	255	23.7	LET
4	337	31.27	AVAILABLE



Services

We understand that all mains water, gas, electricity and drainage 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.

EPC

To follow - A copy can be made available upon request

Business Rates

Each office is currently separately assessed, and occupiers should benefit from full small business rates relief. Ask agent for more information.

Lease Terms

A new effective full repairing and insuring lease will be granted for a term to be agreed. Flexible terms may be available.

Rent

The final office suite is available at a rent of **£9,500 per annum exclusive**. Rent is inclusive of utilities, building insurance, maintenance & upkeep of communal and external areas.

Tenants will be responsible for their own data and cabling

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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