



Wareing & Company
Commercial Property Experts

TO LET

Stunning central
Leamington Spa
offices with two
wings of
modern office
space



8 Dormer Place, Leamington Spa, CV32 5AE

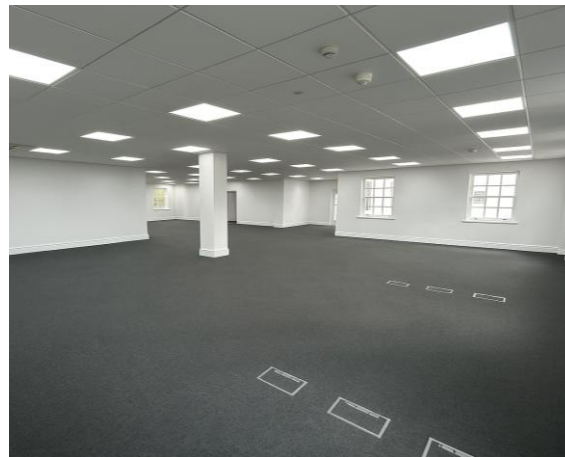
3,978 sq ft – 8,105 sqft ft (369m² - 752m²)

Rent ex. VAT **£67,626 - £137,785 p.a.**



Property Highlights

- » Modern 2nd Floor Offices set Within Iconic Town Centre Office Building
 - » Generous parking provision
 - » Available Immediately on New Lease
 - » Close proximity to Leamington Station
 - » Highly accessible position within easy walking distance of Leamington Spa prime retail core
 - » Close to The Parade
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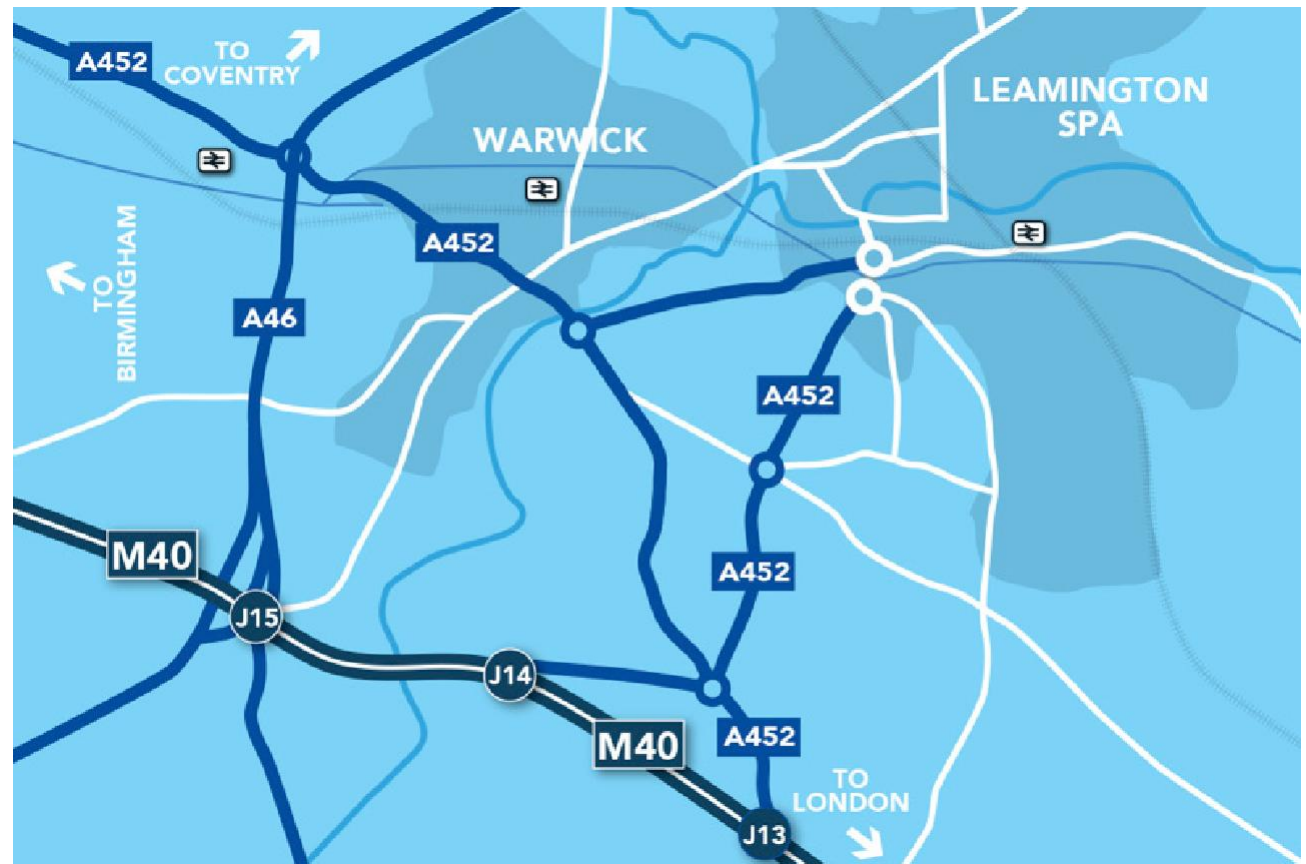


Location

Victoria Court enjoys a prime position in the centre of Royal Leamington Spa, moments from the Parade and overlooking Jephson Gardens with the convenience of its thriving retail and leisure amenities.

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

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 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 (currently under refurbishment), 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.



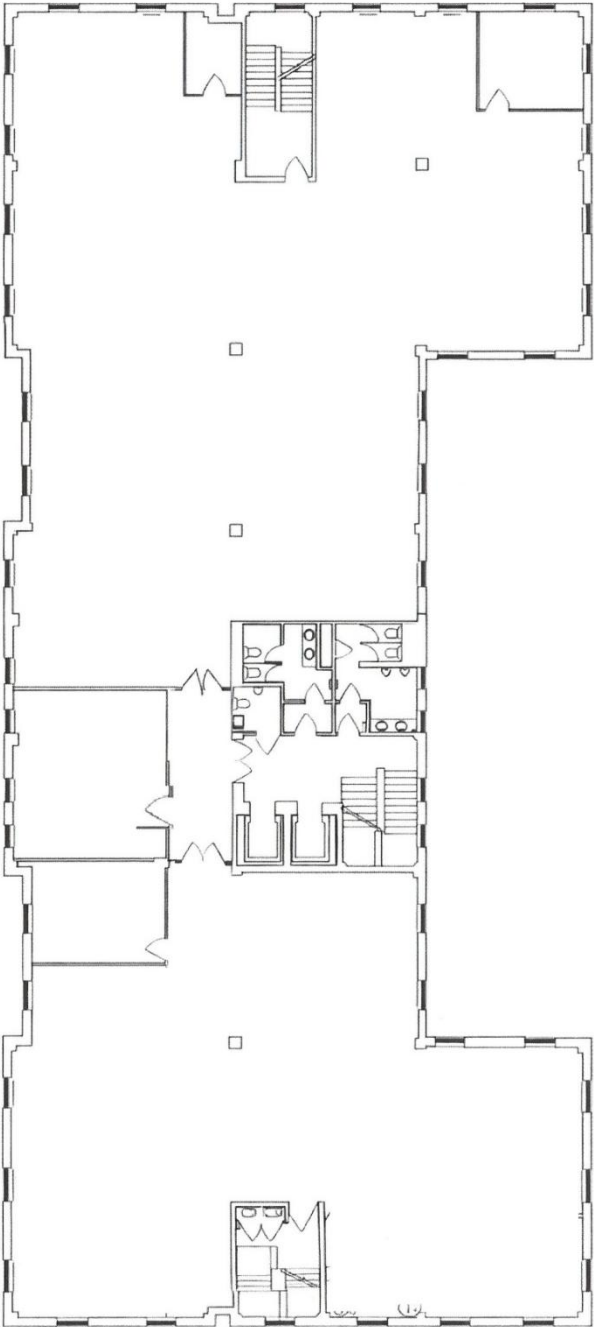


Accommodation

Space	sq ft	sq m
East Wing	3,978	369.57
West Wing	4,127	383.41
Total	8,105	752.98

Existing Second Floor

Scale 1:50





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Services

We understand that all mains services are connected to the property 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 (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

C63 - A copy can be made available upon request

Business Rates

Rateable Value: £11.91 psf
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 £7psf excl.

Lease Terms

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 £17 psf excl.

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

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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