



**Wareing & Company**  
Commercial Property Experts

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# FOR SALE

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Town Centre Self  
Contained Office  
Building In  
Prime Business  
Location.

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24 Hamilton Terrace, Leamington Spa,  
CV32 4LY

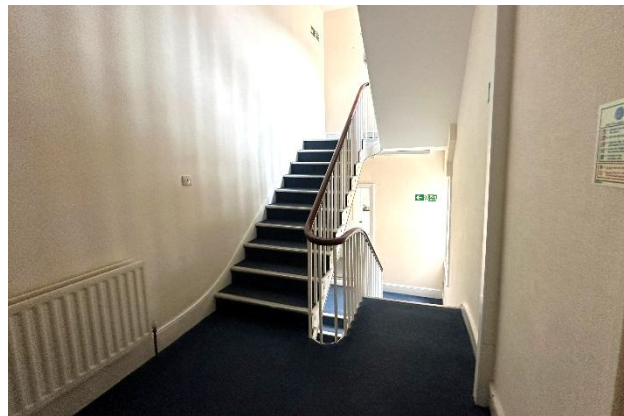
**2,222 sq ft (206.49m<sup>2</sup>) plus 5 parking spaces at rear**  
**Price: £475,000**



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## Property Highlights

- Prominent Town Centre office building in the heart of the established Hamilton Terrace business district.
  - Attractive period property with character frontage.
  - Within easy walking distance of Leamington Spa Railway Station providing excellent rail connections
  - Convenient access to A46, A452, A425 and M40 Motorway network.
  - Well positioned near the Town's retail, leisure and food & beverage offering.
  - Surface car parking to rear for up to 5 cars.
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# Location

The property is well positioned in Hamilton Terrace, a parade of Regency Buildings in the heart of Leamington Town Centre, all of which are in office use.

The building is close to specific buildings such as the South Warwickshire Justice Centre, the Police Station and Warwick District Council Town Hall.

The Parade, the main shopping street in Leamington Spa, is a short distance away and, in addition to the rear car parking, on-street car parking to front of the property is available, as well as several public car parks close by.



# Accommodation

Space	sq ft	sq m
Ground floor entrance hall with access to car park		
Front office	253	23.51
Rear office 2	144	13.36
Rear office 3	111	10.33
Basement / Walk in store	143	13.2
Front office	251	23.31
Walk in store, external doors		
Rear office 4	132	12.23
Rear room	107	9.95
Mezzanine floor between ground and first floor		
Ladies and gents toilet facilities		
Kitchen with a range of base units		
First Floor		
Front office	123	11.44
Rear office 2	130	12.06
Rear office 3	174	16.2
Second Floor		
Rear office (mezzanine)	114	10.55
Main second floor		
Front office	283	26.33
Rear office	183	17

# Description

The property occupies a prominent position within one of Leamington Spa's most established and sought after business locations. The property comprises an attractive mid terrace three storey period building of rendered and painted front elevation, with first floor balcony and ground floor railings, which successfully combines character features with a professional working environment.

Arranged over multiple floors, the building offers a versatile mix of office, meeting and ancillary space, with excellent levels of natural light creating an attractive and productive workplace. The accommodation is well suited to professional services firms, consultants, private practices and owner-occupiers seeking a prestigious Town Centre address.

The basement has the benefit of a lightwell providing access from the front elevation and could, theoretically, be occupied separately from the remainder of the building.



## Services

We understand that all mains services are connected to the property. The property is heated by means of gas fired central heating system. Interested parties are invited to make their own enquiries as to the adequacy of the heating system.

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 on 01926 450000.

## Business Rates

Rateable Value: £27,750  
(2026 List) Rates Payable: £11,988 pa

## EPC

119E - A copy can be made available upon request.

## Lease Terms

The property is available freehold with vacant possession at a quoting price of £475,000.

## 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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