

TO LET

17 Waterloo Place

Leamington Spa • CV32 5LA

- Prominent Town Centre location within walking distance of Parade.
- Fully serviced, all-inclusive office accommodation ideal for SME's and professionals.
- Modern and well-presented second floor offices with excellent natural light.
- Flexible lease terms to suit occupier requirements.
- Close proximity to public transport and town centre amenities.
- Accommodation Available:

907 Sq Ft (84.26 Sq M)

Rent: £2,721 PCM plus VAT



Location

Situated in the heart of Leamington Spa's vibrant town centre, 17 Waterloo Place benefits from a prime location within walking distance of an array of cafés, restaurants, retailers, and professional services. The property is just a short stroll from Parade, the town's main retail and business thoroughfare, and offers excellent access to public transport, with Leamington Spa Railway Station approximately 10 minutes' walk away.

The location also provides easy road connectivity to the A46 and M40 Motorway, linking the town with Warwick, Coventry, Birmingham and the wider Midlands region.

Description

The premises comprise modern second floor offices forming part of a prominent period terrace overlooking Waterloo Place. The floor comprises one large open plan space plus private office and meeting room. The office suite is accessed via a shared entrance and staircase and benefits from a high standard of presentation throughout. Features include LED lighting, perimeter trunking, carpeting, and large sash windows providing excellent levels of natural daylight. Communal kitchenette and WC facilities are available within the building and the suite is fully serviced, offering a turnkey solution for occupiers seeking convenience and flexibility.

Accommodation

Floor	Size Sq Ft	Size Sq M
Second	907	84.26





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

The premises fall under **Use Class E (Commercial, Business and Service)** and are suitable for office use.

EPC

To follow.

Tenure

The offices are available on a flexible basis under an all-inclusive rental, covering:-

- Rent
- Utilities
- Building insurance
- Cleaning of common areas and general maintenance

This effectively offers serviced office accommodation, ideal for occupiers seeking simplicity, cost certainty, and a professional working environment without the need for long-term lease commitments.

Quoting rental of £36 psf, plus VAT, per annum.

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.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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