



Wareing & Company
Commercial Property Experts

FOR SALE

Detached
Regency Villa
Office Building in
highly regarded
Town Centre
Location



36 Hamilton Terrace, Holly Walk, Leamington Spa, CV32
4LY

NIA 2,827 sq ft GIA 4,841 SqFt
Offers over **£1,000,000 excl.**



Property Highlights

- » Four Storey, Detached, Regency Villa, Office Building
- » Grade II Listed No. 1381305
- » Extensively refurbished for modern Office use
- » Private Secure Parking for c. 6 Cars
- » Excellent Town Centre location right in the heart of the commercial hub
- » Freehold Title No. WK256399
- » Available Early 2027
- » May be suitable for alternative uses Subject to Planning Permission



Location

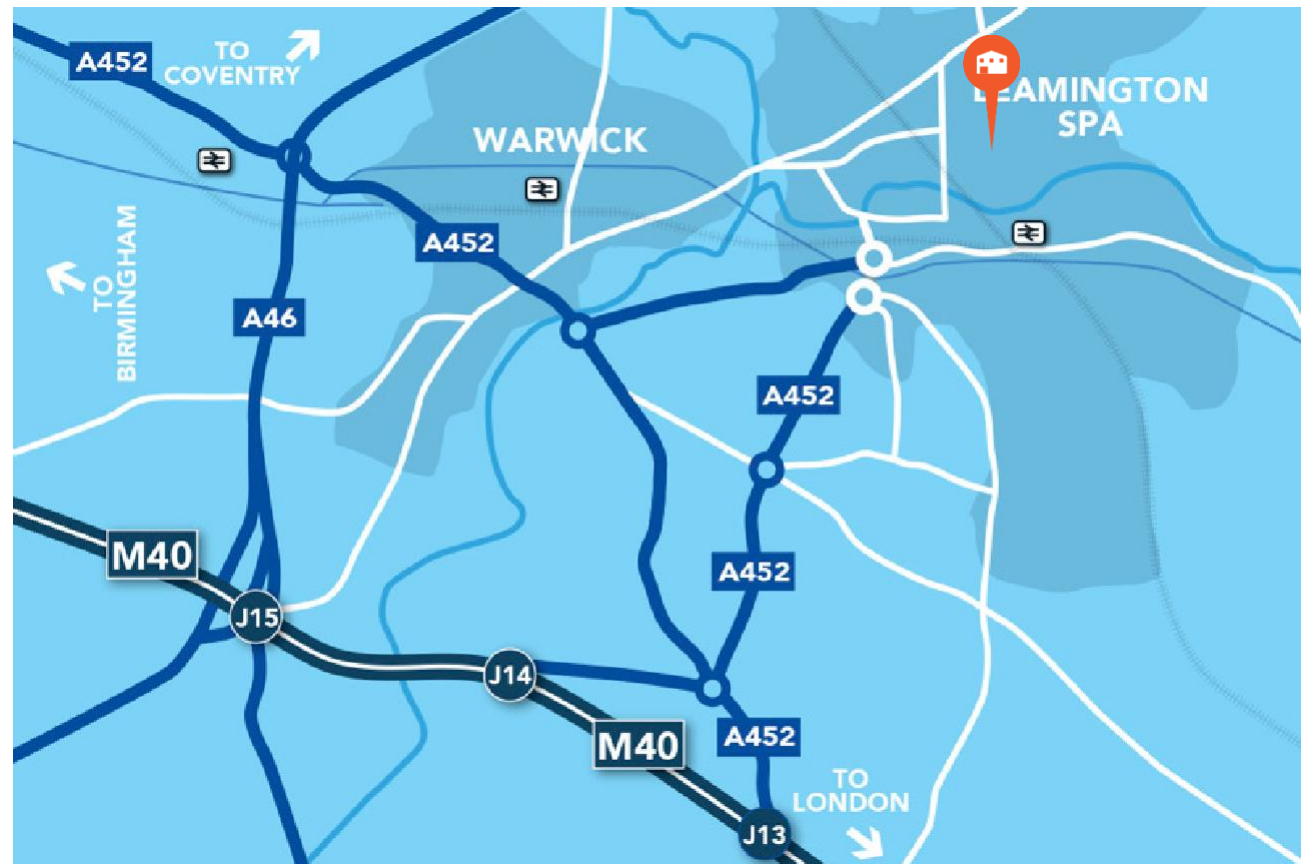
36 Hamilton Terrace occupies a highly regarded office location on the northern fringe of Royal Leamington Spa town centre, within easy walking distance of The Parade and the town's extensive retail, leisure and professional amenities.

The surrounding area is well established as Leamington Spa's principal office district, home to a range of professional occupiers including solicitors, surveyors, financial advisers and consultants. The Town Hall and other key civic buildings are also located nearby, reinforcing the area's professional business environment.

Leamington Spa Railway Station is situated approximately 0.8 miles to the south, providing direct services to Birmingham, Coventry and London Marylebone. The property also benefits from excellent road connectivity via the A452, A425 and A46, with the M40 motorway readily accessible at Junctions 13, 14 and 15.

On-street parking is available within the immediate vicinity, together with a number of nearby public car parks serving both occupiers and visitors.

Royal Leamington Spa is one of the Midlands' most sought-after business locations, offering an affluent catchment, skilled workforce and excellent communications, making it an attractive base for regional and national office occupiers.





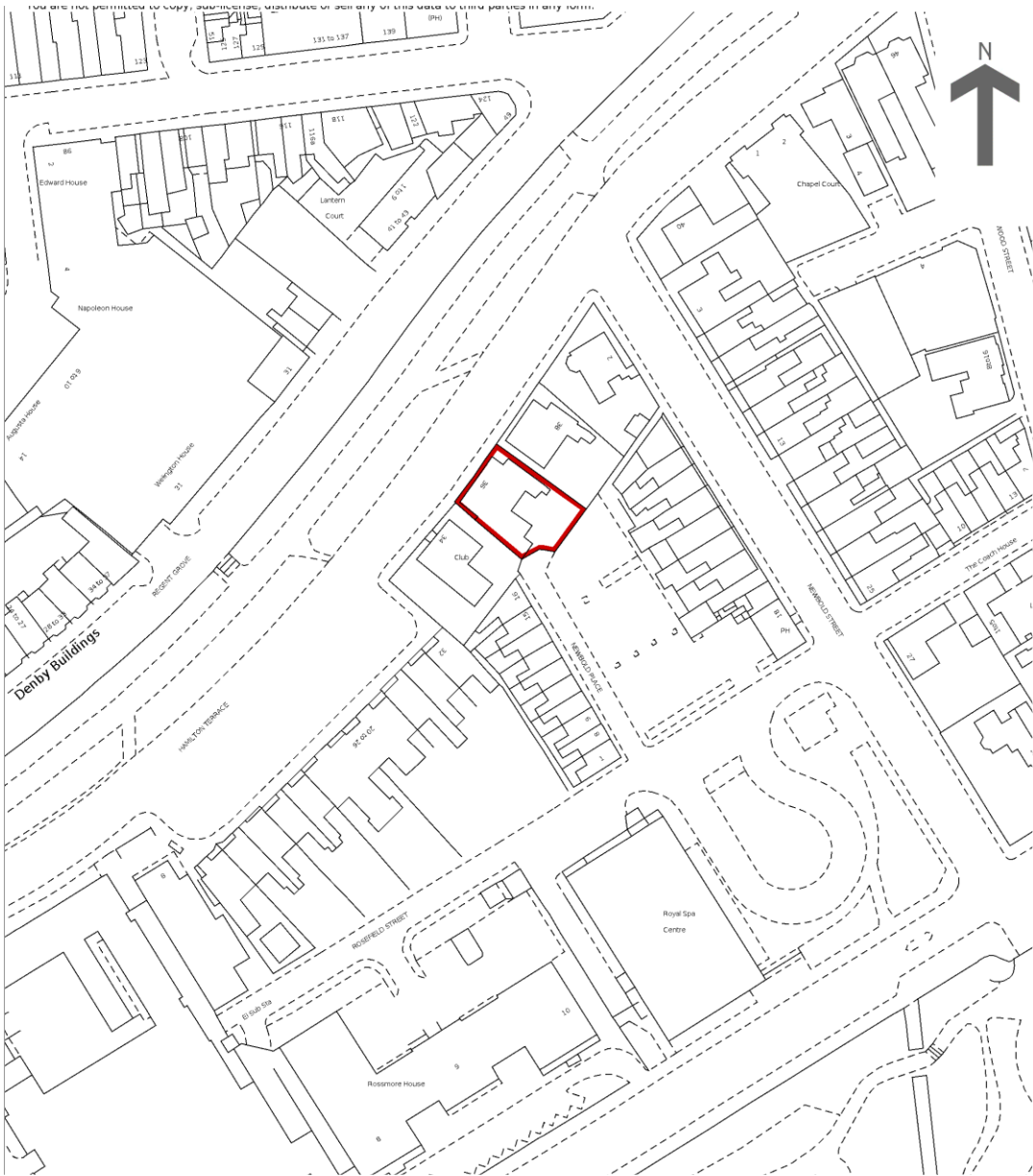
Description

36 Hamilton Terrace comprises an impressive detached Grade II Listed Regency villa providing high quality office accommodation within a characterful period building. Constructed in the early 19th Century, the property features traditional brick construction with painted stucco elevations beneath a pitched Welsh slate roof, together with attractive timber-framed sash windows and a number of retained period architectural features.

The accommodation is arranged over basement, ground, first and part second floor levels, together with a later single-storey extension to the rear. The basement provides useful ancillary storage accommodation, whilst the upper floors offer a mix of well-presented cellular and open-plan office space. The property underwent an extensive refurbishment programme approximately 10 years ago and now provides modern office accommodation which successfully blends contemporary finishes with the building's inherent period character. The offices benefit from air conditioning to part and are presented in a condition suitable for immediate occupation.

Externally, the property benefits from a secure rear car park accessed via electric gates, providing parking for approximately six vehicles, a rare amenity within Leamington Spa town centre.

Space	sq ft (GIA)	sq m (GIA)
Basement	1,384	128.57
Ground	1,899	176.42
First	1,216	112.97
Second	342	31.77





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 Eg I (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

The property is Grade II Listed and is within a Conservation Area.

EPC

D95 - A copy can be made available upon request

Business Rates

Rateable Value: £43,000

Rates Payable: £18,576

Tenure

The property is available freehold Title No. WK256399 with vacant possession.

Offers over **£1,000,000** exclusive of Business Rates and all other outgoings.

The property is NOT elected for VAT purposes.

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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