

TO LET

1st & 2nd floor offices, 40 Warwick Street
Leamington Spa • CV32 5JS

- First and Second floor office accommodation set within Regency Style property.
- Available soon on New lease.
- Sought after Town Centre location. Short walk away from Leamington Station.
- Short stay on road parking to front.
- Accommodation Available:

437 - 1,588 sq ft (40.60 -147.54 sqm)

Rent £5,300 - £19,250 PAX



Location

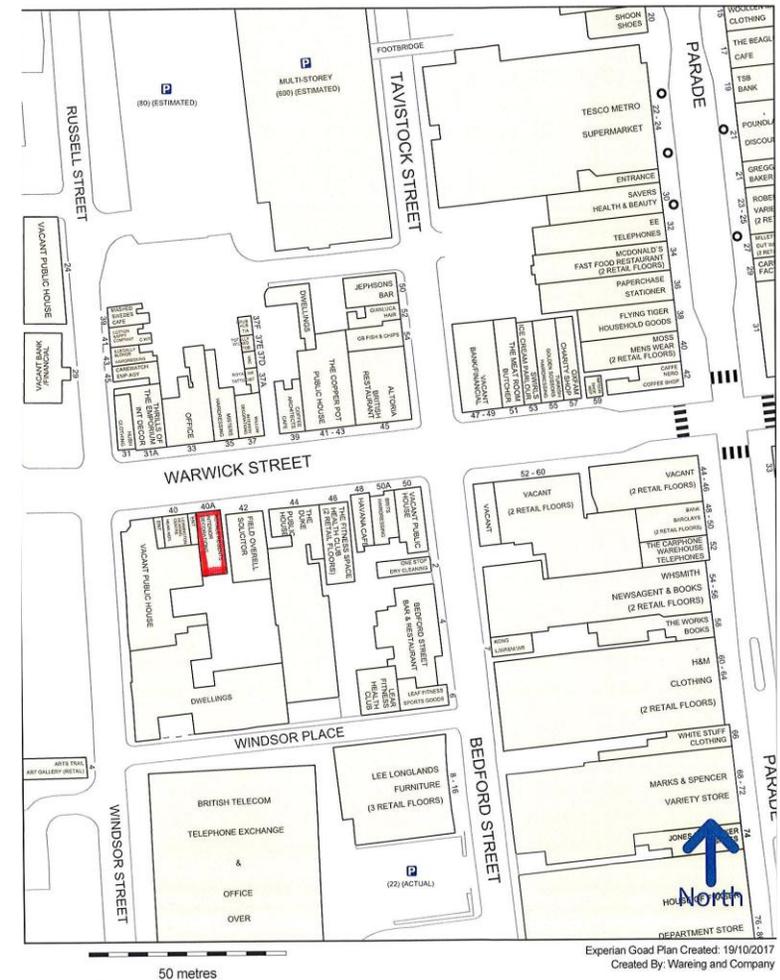
40A Warwick Street occupies a highly accessible position in the heart of Leamington Spa town centre, one of Warwickshire’s most established and sought-after business locations.

Warwick Street forms the town’s primary commercial thoroughfare, home to a broad mix of professional services, independent businesses, national retailers and cafés. Occupiers benefit from immediate access to everyday amenities including coffee shops, lunch venues, banks and convenience retail — all within a short walk, making it an attractive and practical base for staff and clients alike.

Leamington Spa railway station is approximately a **10-minute walk**, providing direct services to Birmingham, London Marylebone and the wider Midlands. The property is also well connected by road, with easy access to the **A452, A46 and M40**, linking to Coventry, Warwick, Stratford-upon-Avon and the national motorway network.

Public car parks are located nearby, and the town centre setting ensures strong public transport connectivity, supporting flexible commuting options.

Leamington Spa has a growing reputation as a hub for professional services, creative and technology-led businesses, combining a skilled local workforce with a vibrant town centre environment. 40A Warwick Street offers an opportunity to secure cost-effective office accommodation in a central, well-connected location that supports both business efficiency and day-to-day convenience.



First Floor Offices



Description

The property comprises first and second floor office accommodation within a four storey, mixed use commercial building.

The building has been constructed in the style of a regency villa with painted stucco rendered elevations incorporating timber frames sash windows and surmounted by a Welsh slate pitched roof.

The offices are accessed off Warwick Street via the doorway between the 2 shops. This leads to a ground floor foyer area leading to stairwell.

At first floor, the property comprises; 4 x offices, 1x server room, 1x storeroom, 2 x WC's and tea point.

At second floor, the property comprises, 2 x offices, WC and tea point.

General specification includes: Carpet tile floor covering, Neutral decoration, lighting and gas fired central heating.

The offices can be taken on a floor by floor basis or as a whole.

Accommodation

Floor	Sq Ft	Sq M
Ground	-	-
First	1,151	106.93
Second	437	40.61
Total	1,588	147.54



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. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D-90

Tenure

The property is available by way of a new effective full repairing and insuring lease by virtue of a service charge. The offices can be taken on a floor-by-floor basis or in their entirety.

Service Charge

A service charge will be levied to cover a proportion of external repairs and decoration as well as a proportion of the insurance premium of the property as a whole. Further details available upon request.

Business Rates

1 st Floor Rateable Value:	£15,000
Rates Payable:	£7,485 per annum
2 nd Floor Rateable Value:	£5,500
Rates Payable:	£2,744.50

Subject to occupier status, some small business rates relief may be applicable.

Rent

£5,300 - £19,250 Per Annum excl VAT.

VAT

VAT is applicable on this transaction.

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:

Jonathan M Blood MRICS

T 01926 430700

E jon@wareing.co



Wareing & Company

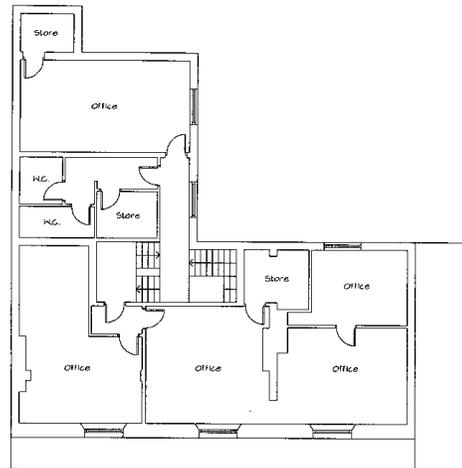
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Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk





Second Floor



First Floor



Ground Floor

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Project No:	40 Warwick Street, Leamington Spa
Client:	Legal Plans
Scale:	1:100 @ A2
Date:	November 2010
Drawn by:	P.J. Powell
Checked by:	P.J. Powell
Reviewed by:	