Wareing & Company

Commercial Property Experts

TO LET

Fully Serviced, all-Inclusive Office Accommodation Ideal for SMEs and Professionals.



3rd & 4th Floor, 17 Waterloo Place, Leamington Spa, CV32 5LA

647 sq ft(60.11m²)**-1,304 sq ft** (121.1m²)
Rent ex. VAT **£36 psf per annum.**

Property Highlights

» Prominent Town Centre Location within walking distance of The Parade.

» Modern and well-presented offices with excellent natural light.

» Flexible lease terms to suit occupier requirements.

» Close proximity to public transport and town centre amenities.

» Parking may be available by separate negotiation.

» Meeting Room access in the basement.







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 The 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.

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.









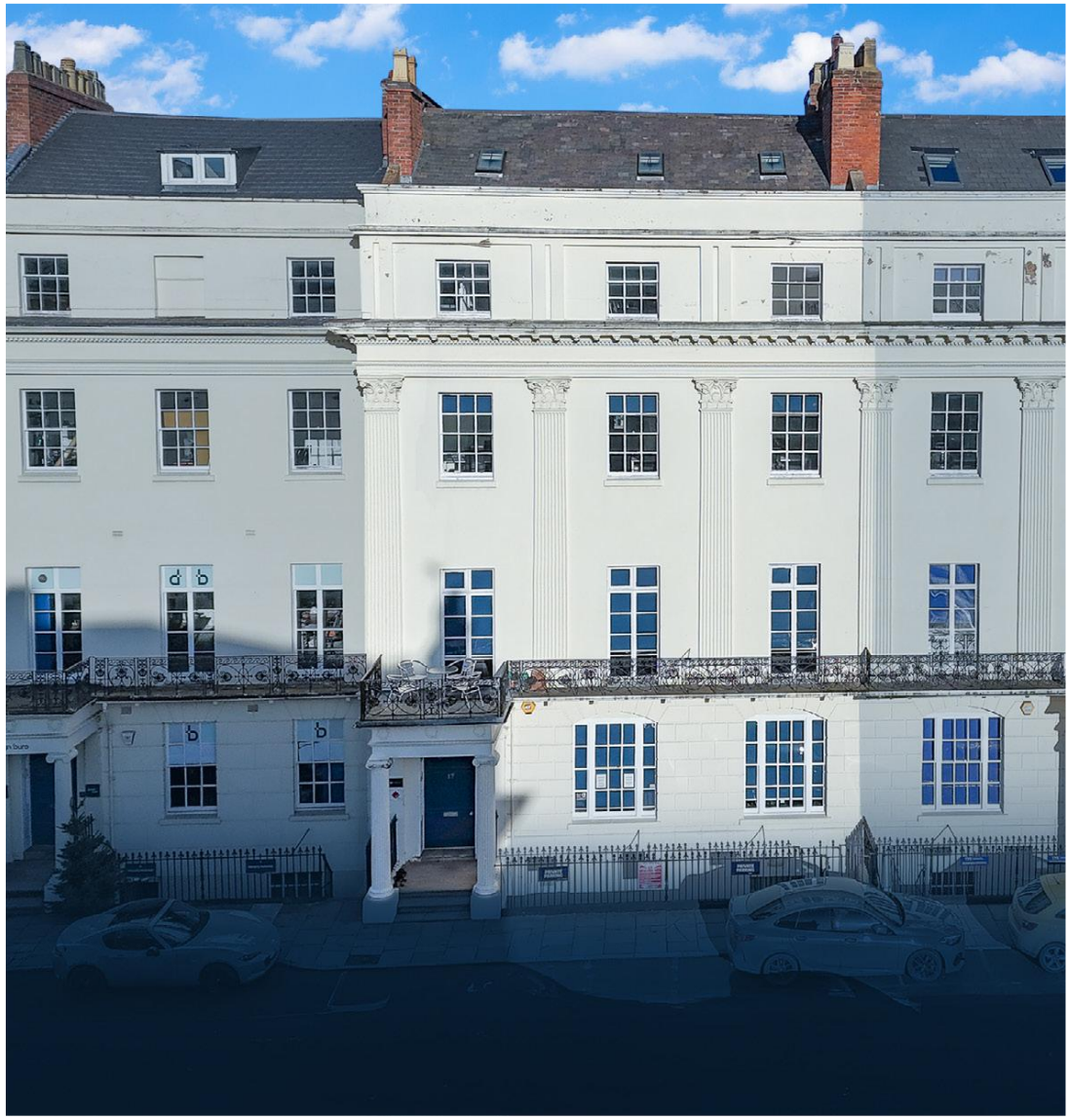
Description

The premises comprise modern third floor offices forming part of a prominent period terrace overlooking Waterloo Place. 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

Space	sq ft	sq m
3rd Floor	657	61.04
4th Floor	647	60.11
Total	1,304	121.1




Use hand sanitiser








BATHROOM
2.88 m x 3.95 m
OFFICE
2.62 m x 4.62 m
OFFICE
3.97 m x 4.62 m
HALLWAY
9.64 m x 2.24 m
HALLWAY
1.87 m x 4.10 m
OFFICE
2.37 m x 5.16 m
OFFICE
3.97 m x 5.16 m


RECREATION ROOM
10.12 m x 6.96 m

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RICS

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.

Lease Terms

The offices are available on a flexible basis under an all-inclusive rental, covering rent, utilities, buildings 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 p.a ex. VAT.

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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