

TO LET



17 Waterloo Place.

Royal Leamington Spa · CV32 5LA

Modern offices set within
period, mid-terrace building
990 sq ft - 4,990 sq ft

 Wareing & Company
01926 430700
www.wareing.co

A stunning 6 storey
Regency style office
building offering a flexible
modern workspace

Property highlights

Excellent Town Centre location within
walking distance of Parade

Close proximity to public transport
and town centre amenities

Onsite Parking

Available either as a whole or on
a floor-by-floor basis

990 sq ft - 4,990 sq ft

Rent: Available upon request

17 Waterloo
Place.

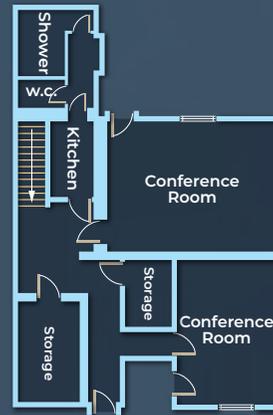
Amenities

- Two conference rooms
- Private offices
- Open-plan workspaces
- Breakout areas
- Separate meeting rooms
- Reception area
- Kitchen and teapoints
- Shower facilities

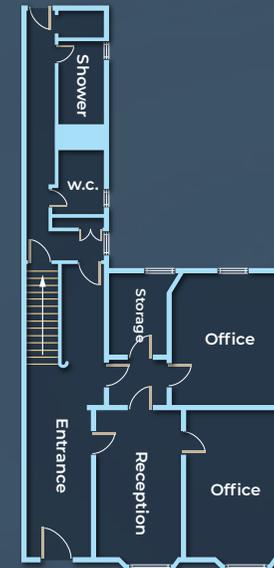
Description

A stunning Regency-style office building offering flexible, modern workspace in the heart of Leamington Spa. This mid-19th century, six-storey mid-terrace property, set within a conservation area, features a rendered stucco façade, original sash windows, and pitched Welsh slate roof, combining period character with high-quality interiors.

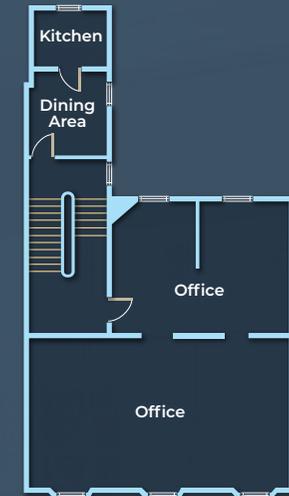
Externally, the property offers ample rear parking and front visitor parking within well-maintained surroundings. With a prestigious address, flexible layouts, and ready-to-use space, 17 Waterloo Place is ideal for businesses seeking a professional, characterful environment in a prime location.



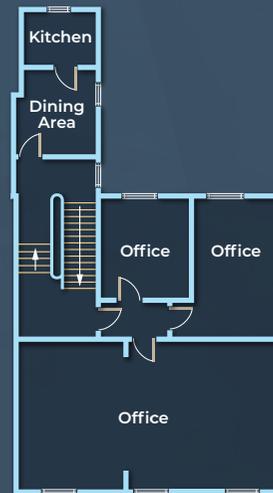
Basement



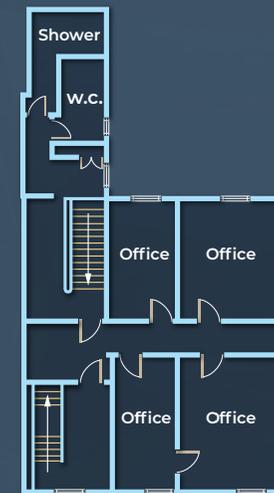
Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor



Accommodation

Floor	sq ft	sq m
Basement	763	70.92
Ground Floor	729	67.73
First Floor (inc mezzanine)	1,097	101.94
Second Floor (inc mezzanine)	1,097	101.94
Third Floor	657	61.04
Fourth Floor	647	60.11
Total	4,990	463.58

The building provides versatile, well-planned office accommodation:

Basement: Two conference rooms, store, and WC facilities.

Ground Floor: Reception, two private offices, WC, and shower facilities.

First Floor: Open-plan workspace with kitchen and breakout area on split floor landing.

Second Floor: Open-plan office with separate meeting room and private office.

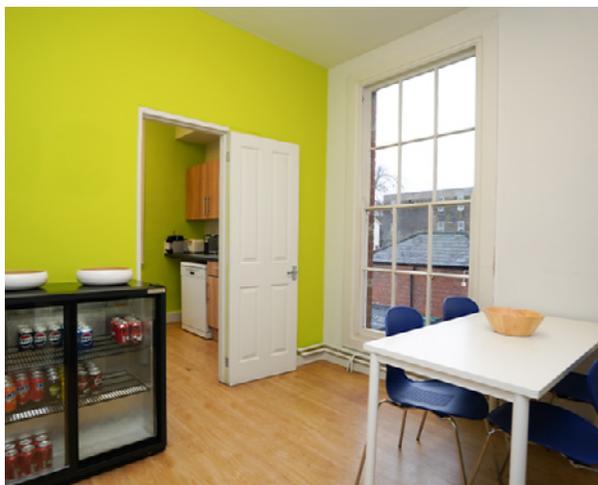
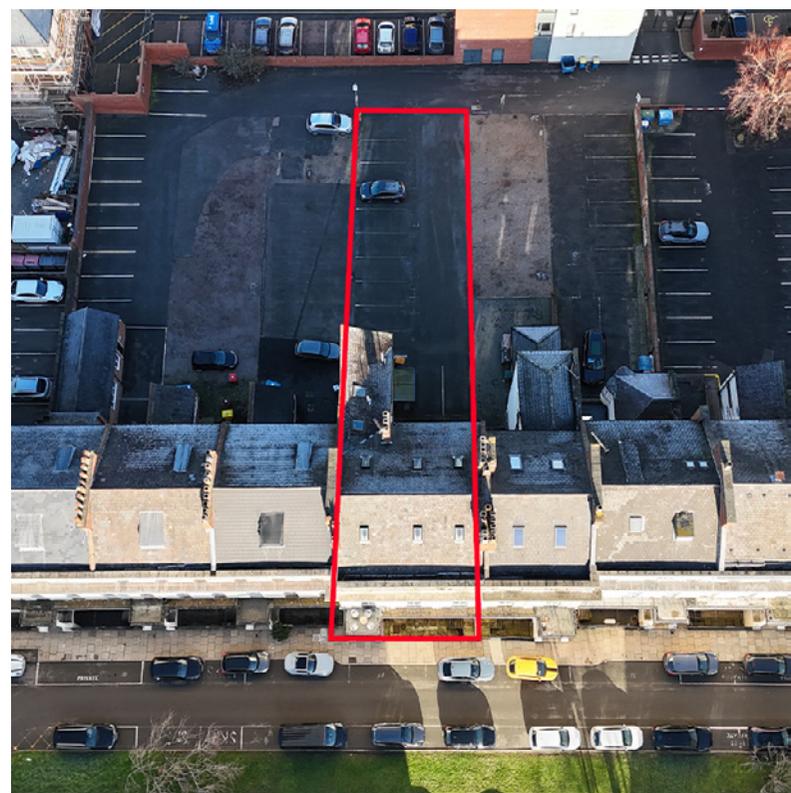
Third & Fourth Floors: Mix of partitioned and open-plan offices, WCs, and teapoints/kitchens on split floor landings.

Ample rear parking and front visitor parking within well maintained surroundings





17 Waterloo Place.



Location

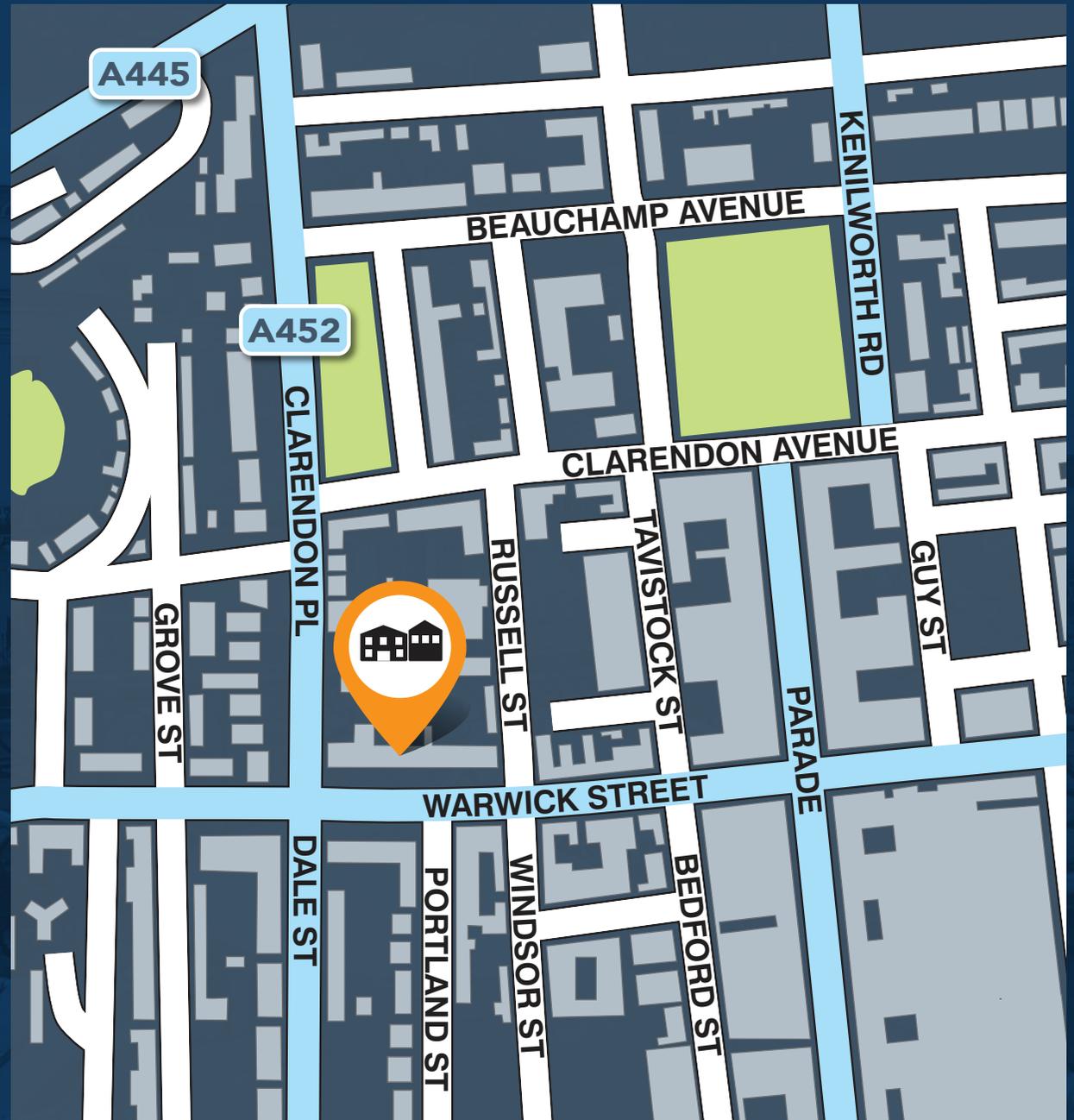
17 Waterloo Place is situated within one of Leamington Spa's most established professional office locations. Waterloo Place is well known for its concentration of professional service occupiers, including solicitors, accountants, consultants and medical practitioners, and is widely regarded as a prestigious and trusted business address.

The street forms part of Leamington Spa's historic 19th-century development, with elegant period buildings that have been successfully adapted to provide high-quality office accommodation while retaining their architectural character.

The property is within easy walking distance of the town centre, providing access to a wide range of amenities including cafés, restaurants, retail and banking facilities along The Parade and surrounding streets, benefiting both staff and visiting clients.

Leamington Spa railway station is approximately a 10–15 minute walk away and offers regular direct services to London Marylebone and Birmingham. The town is also well served by road, with convenient access to the A452, A425 and the M40 motorway at Junctions 13 and 14.

Leamington Spa supports a strong professional and working population, underpinned by an affluent catchment, a well-educated workforce and proximity to Warwick, Coventry and Birmingham. The town's high quality of life and established business community continue to attract professional service occupiers.



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

An EPC in respect of the building will be available upon request.

Rent

Available upon Request.

Tenure

The offices are available either by way of a new full repairing and insuring lease of the whole or on a floor by floor basis.

Business Rates

Rateable Value:
£36,750 (April 2023 List)

Rates Payable:
circa £15,876 per annum
(2025/26)

VAT

VAT will be applicable.

Legal Costs

Each Party will meet their own legal and professional costs.

17 Waterloo Place.

VIEWING

Strictly by prior arrangement with the sole agents:



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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.

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.