

Home

Description

The Building

The Town

Contact



# Serviced Office To Let

The Wellington/Brunswick  
Suite, 11 Waterloo Place,  
Leamington Spa, CV32 5LA

681 sq ft | £36,000 per annum  
(Inclusive of Business Rates, Utilities, Cleaning & Parking)

  
Wareing & Company

Home

Description

The Building

The Town

Contact

# The Wellington & Brunswick Suite

Situated on the property's second floor, The Wellington & Brunswick Suite offers a generous 681 sq ft of bright, versatile workspace designed to support small teams.

Large front-facing windows fill the suite with natural light throughout the day and provide elevated views over Warwick Street, creating an uplifting environment for up to seven people.

The layout offers plenty of flexibility, supported by six floor boxes, well-placed power sockets, and data points that make it easy to configure the room around your preferred working style - whether that's collaborative desk clusters, individual workstations, or a more open, creative setup.

Convenience is built in, with two toilets located on the same floor and access to the communal kitchenette on the first floor, giving your team everything they need close by.

11 Waterloo Place offers a comprehensive rental package is inclusive of:

- Access to The Boardroom, a premium ground floor meeting room
- Refreshments in reception - a Nespresso coffee machine & chilled water
- Cleaning Monday-Friday, including pest control & hygiene solutions
- Refuse collection
- Fibre Optic leased line internet connection (provision for VoIP phones can be arranged)
- Security-monitored intruder alarm, external CCTV & fire alarms
- An Office Co-ordinator during office hours

Rates, utilities (gas, water & electricity) and building insurance will also be covered by Tetra Real Estate as the landlord.

[Available now.](#)



Home

Description

The Building

The Boardroom

The Town

Contact



# 11 Waterloo Place

11 Waterloo Place is a beautiful, six-story regency property located in the heart of Royal Leamington Spa, Warwickshire which is owned and managed by [Tetra Real Estate Ltd.](#)

Dating back to the early 19<sup>th</sup> century, the property is part of a terrace of former houses named in honour of the Duke of Wellington who visited Leamington Spa in 1827, 12 years after his defeat of Napoleon Bonaparte in the Battle of Waterloo.

The building has undergone a series of renovations, sympathetically maintaining its character and charm, while offering modern facilities which provide the perfect environment to work and meet.

11 Waterloo Place has a variety of office spaces suitable for any number of different businesses. All of our offices have recently been refurbished to a high standard, including fresh decoration and brand-new carpets throughout.

You and your guests will be greeted by a welcoming reception area, with high ceilings, original features, and comfortable waiting area. Our reception also offers complimentary hot and cold refreshments, including Nespresso coffee, as well as a television and free guest Wi-Fi. The space is filled with character, including an original fireplace and staircase.

Home

Description

The Building

The Boardroom

The Town

Contact



# The Boardroom

---

Filled with original period features, the Boardroom offers an impressive ground-floor setting with seating for up to 12 guests.

As part of your lease, you'll have inclusive access to this fully equipped meeting space, designed to support productive and efficient sessions.

The room includes a television with wireless presentation capability, and a full suite of stationery such as pens, notepads, and sticky notes.

Home

Description

The Building

The Town

Contact



# Leamington Spa

---

Royal Leamington Spa is one of the Midlands' most attractive business locations, combining Regency architecture with a modern, forward-looking commercial landscape.

The town offers a professional yet welcoming environment, making it an appealing base for organisations seeking both credibility and convenience.

With a strong mix of independent enterprises, established firms, and growing sectors such as digital, creative, and professional services, Leamington has become a recognised hub for innovation and talent.

Its well-balanced amenities - from quality dining to green open spaces - create a setting that supports productivity, wellbeing, and client engagement.

Home

Description

The Building

The Town

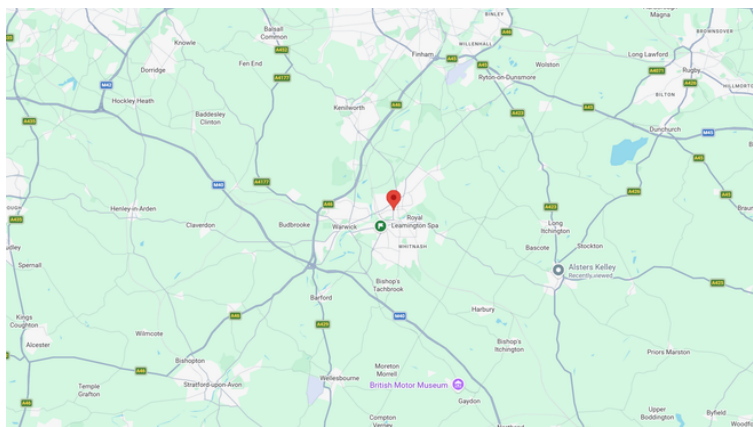
Contact

## Travel to Leamington Spa

11 Waterloo Place provides a calm, neutral setting where conversations can unfold naturally and barriers can gently fall away.

Its central position makes meeting easy - just a 15-minute walk or a quick seven-minute taxi ride from Leamington Spa train station, with direct rail links connecting you effortlessly to London, Birmingham, Manchester, and destinations beyond. Whether guests are travelling locally or from further afield, the journey is simple, and the welcome is immediate.

**11 Waterloo Place, Leamington Spa, CV32 5LA**



**For further information or to book a viewing, please contact:**

**Jonathan M Blood MRICS**

**T 01926 430700**

**E [jon@wareing.co](mailto:jon@wareing.co)**



### IMPORTANT NOTICE

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.

