

TO LET

17 Waterloo Place Leamington Spa • CV32 5LA

- Modern Offices set within period, mid-terrace, 6 storey building.
- Excellent Town Centre location within walking distance of Parade.
- Available either as a whole or on a floor-by-floor basis.
- Onsite Parking
- Close proximity to public transport and town centre amenities.
- Accommodation Available:

729-4990 Sq Ft (84.26 Sq M)

Rent: Available upon request



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.





Description

The premises comprise modern second floor offices forming part of a prominent period terrace overlooking Waterloo Place. The floor comprises one large open plan space plus private office and meeting room. 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

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

To follow.

Tenure

The offices are available on a flexible basis under an all-inclusive rental, covering:-

- Rent
- Utilities
- Building 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, plus VAT, per annum.

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:

Bill Wareing FRICS

T 01926 430700

E bill@wareing.co



Jonathan M Blood MRICS

T 01926 430700

E jon@wareing.co



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk

