



Wareing & Company
Commercial Property Experts

TO LET

Stunning central
Leamington Spa
offices



2 Euston Place, Leamington Spa, CV32 4LE

850 sq ft (78.97m²)



Property Highlights

- » Highly accessible position within easy walking distance of Leamington Spa prime retail core
- » Close to The Parade
- » Modern office fitout with breakout space
- » Storage space on the top floor
- » Well-established professional hub
- » Classic Regency style architecture
- » Plug & Play service



Location

2 Euston Place occupies a high-profile position at the southern end of Royal Leamington Spa's town centre, close to The Parade and within easy reach of the town's main retail, leisure, and professional districts.

The area benefits from consistent footfall, strong visibility to passing traffic, and a well-established mix of cafés, offices, and independent businesses.

Easy access to the A46 and M40 for regional connectivity. Leamington Spa Station, approximately 0.5 miles away, provides direct rail links to Birmingham and London.

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.



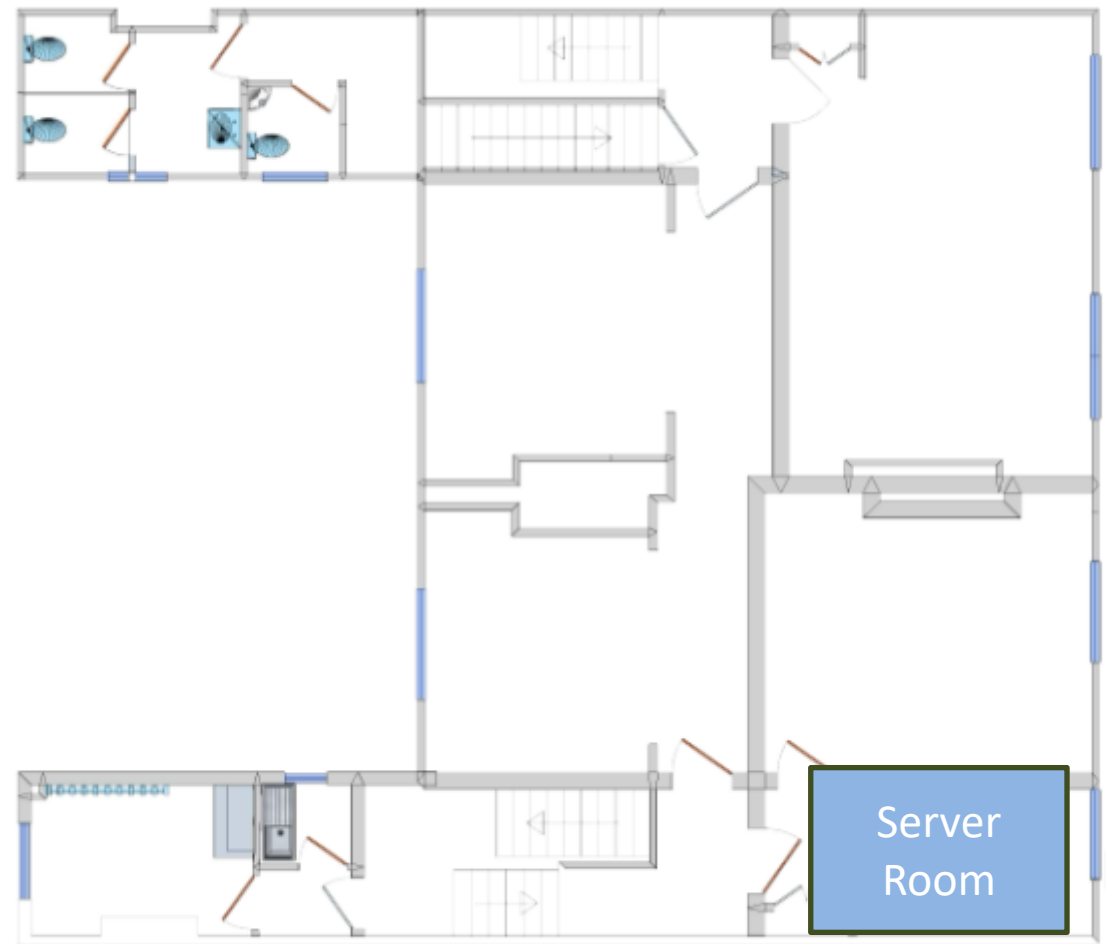
Description

The offices occupy the second floor of an attractive four-storey mid-terraced Regency building, characterised by its rendered façade, Welsh slate roof and traditional sash windows. Situated in the heart of Leamington Spa, 2 Euston Place offers a blend of period charm and practical modern workspace within a well-established professional location.

Access to the accommodation is via what will become a shared ground-floor foyer, leading to a staircase serving the upper floors. The second-floor suite was lightly refurbished in recent years and provides a versatile layout arranged as four principal rooms. These can comfortably accommodate a mix of private offices, meeting rooms and more open-plan working areas, depending on occupier requirements.

The internal specification includes neutral décor, LED lighting and gas-fired central heating, creating a bright and comfortable working environment. WC & kitchen facilities are located on the split-level landings serving the upper floors. The suite presents well and offers an adaptable canvas for a range of professional occupiers.

Subject to agreement, the space can also be offered on a furnished basis to create a plug-and-play solution, enabling an incoming tenant to occupy with minimal setup time. This flexibility, combined with the building's character and central position, makes the offices an appealing option for businesses seeking quality accommodation in Leamington Spa.



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.

EPC

E116 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Lease Terms

The offices are available on a new Sub Lease for a term expiring March 2030.

The lease is to be contracted outside of the provisions of security of tenure of the Landlord & Tenant Act 1954 (s.24-28 incl.)

The lease will be offered on an all-inclusive basis which will cover Rent, Rates, Insurance, utilities, Building Maintenance, Cleaning and Bins. Wi-Fi is also available.

Quoting monthly rental: On application.

VAT is applicable.

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.



Jonathan Blood MRICS

01926 430 700

07736 809 963

jon@wareing.co

Wareing & Company

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

Email: info@wareing.co

