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Description

The Building

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# Serviced Office To Let

The Waterloo Suite,  
11 Waterloo Place,  
Leamington Spa, CV32 5LA

266 sq ft | £15,000 per annum  
(Inclusive of Business Rates, Utilities, Cleaning & Parking)

  
Wareing & Company

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# The Waterloo Suite

Situated on the property's first floor, The Waterloo Suite offers 266 sq ft of thoughtfully designed workspace, providing a comfortable and efficient setting for teams of up to five.

This well-proportioned suite benefits from high ceilings that create a sense of openness, along with a number of original period features that add character and charm to the room. Large windows to the rear of the property bring in natural light throughout the day giving the space a calm, uplifting atmosphere.

The layout lends itself well to a variety of desk configurations, whether you prefer a collaborative setup or more individual workstations. Its position on the first floor also ensures easy access to the wider building amenities, making it a practical and appealing choice for businesses looking for a professional base within 11 Waterloo Place.

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.](#)



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# 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.

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# The Boardroom

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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.

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# Leamington Spa

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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.

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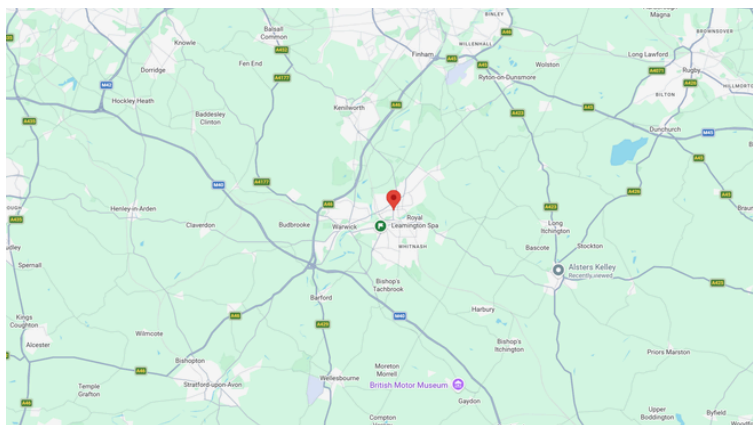
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## Travel to Leamington Spa

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:**

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