



Wareing & Company
Commercial Property Experts

TO LET

Leamington Spa
offices with
Regency style
property.



2nd Floor Offices, 40 Warwick Street, Leamington Spa,
CV32 5JS

437 sq ft (40.60m²)

Rent **£5,300 p.a.x**



Property Highlights

- » Highly accessible position within easy walking distance of Leamington Spa prime retail core.
 - » Close to The Parade.
 - » Short stay parking to the front of the building.
 - » Available on a new lease immediately.
 - » Ideal for new and small businesses.
 - » Prominent frontage on Warwick Street.
 - » Excellent transport links with nearby rail station for Birmingham & London.
 - » Period architecture in keeping with Regency town character.
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Accommodation

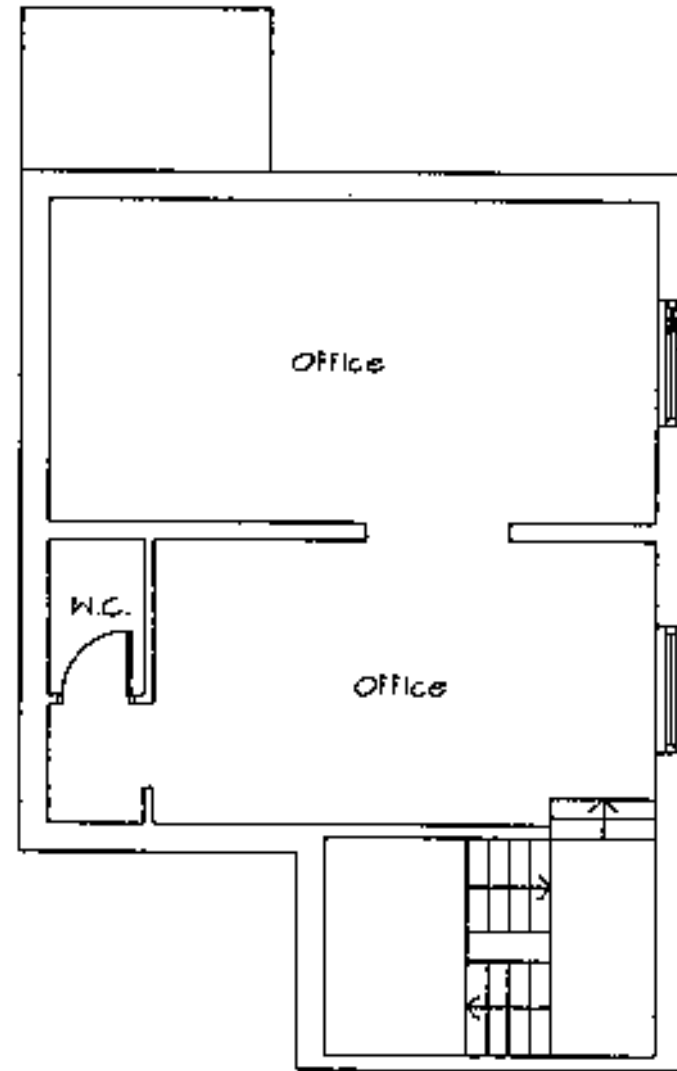
Space	sq ft	sq m
Second Floor	437	40.61

The space available is second floor office accommodation within a four storey, mixed use commercial building.

The building has been constructed in the style of a regency villa with painted stucco rendered elevations incorporating timber frames sash windows and surmounted by a Welsh slate pitched roof.

The offices are accessed off Warwick Street via the doorway between the 2 shops. This leads to a ground floor foyer area leading to stairwell.

At second floor, the property comprises, 2 x offices, WC and tea point.



Second Floor





Location

The property occupies a prime town center position adjacent to the Parade. This highly accessible location is just a short walk from the Town's key amenities and attractions.

Warwick Street forms the town's primary commercial thoroughfare, home to a broad mix of professional services, independent businesses, national retailers and cafés. Occupiers benefit from immediate access to everyday amenities including coffee shops, lunch venues, banks and convenience retail

Leamington Spa benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

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.





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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.

Business Rates

2nd Floor Rateable Value: £5,500 (2026 Rating List)
Rates Payable: £2,101 per annum.

Subject to occupier status, some Small Business Rates Relief may be applicable.

EPC

D90 - A copy can be made available upon request.

Lease Terms

£5,300 per annum excluding VAT and all other outgoings.

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.

Service Charge

There will be a service charge for internal and external maintenance of the building. Figures available upon request.

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

