

TO LET

2 Euston Place

Leamington Spa • CV32 4LE

- 2nd floor modern office accommodation
- Available Immediately on new sub lease
- Inclusive rental term
- Excellent Town Centre Location Close to amenities and station
- Pay and display parking available close by
- Accommodation Available:
850 sq ft (78.97sqm)



Location

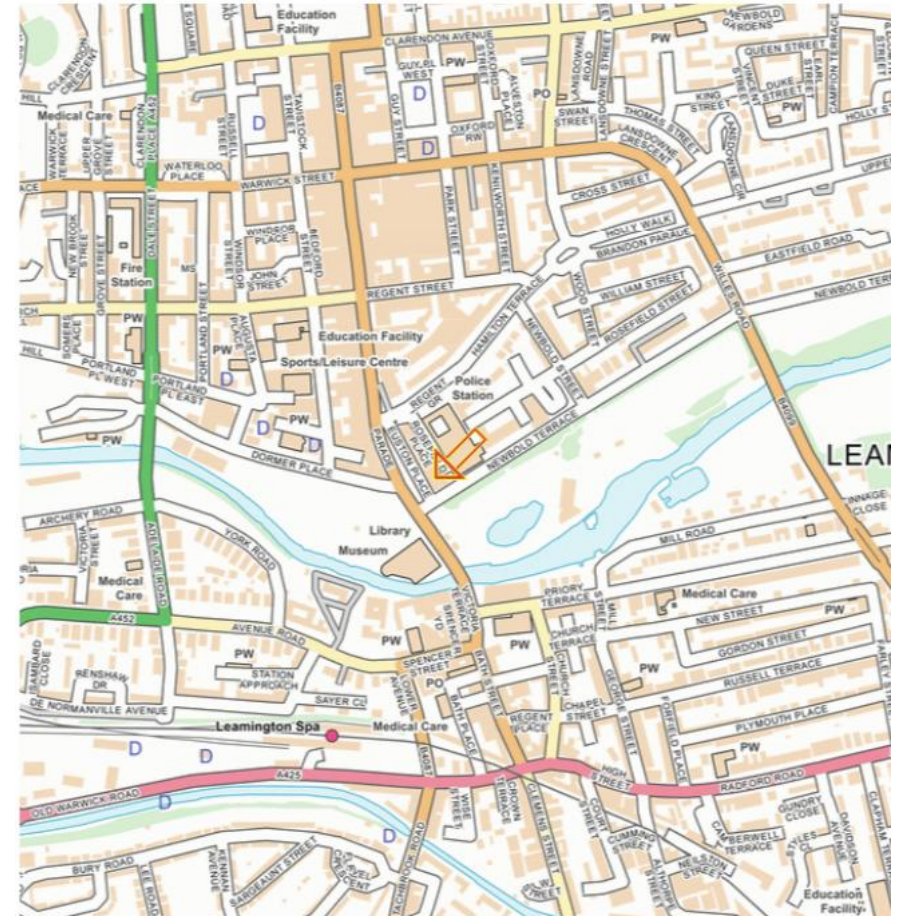
2 Euston Place is prominently positioned in the heart of Royal Leamington Spa, within one of the town's most established professional districts. The property sits just off the Parade, the town's main commercial and retail thoroughfare, and benefits from the attractive Regency streetscape that defines the central area.

The location offers immediate access to a wide range of town-centre amenities, including cafés, restaurants, independent retailers, national brands and everyday services. Jephson Gardens and other green spaces are also within a short walk, creating an appealing environment for staff and visitors.

The surrounding area is home to a strong mix of professional occupiers, including estate agencies, architects, legal practices and financial services firms. Notable neighbouring occupiers include R A Bennett, Crabb Curtis, Hawkesford, Synergy Architects, and the Mortgage Advice Bureau, reinforcing the area's reputation as a key business hub.

Royal Leamington Spa is a thriving and affluent Warwickshire town with a well-established reputation as a desirable office location. The town attracts a diverse range of occupiers, from professional services to digital and creative industries, supported by a skilled workforce and high-quality local environment.

The property benefits from excellent transport connections. Leamington Spa Railway Station is approximately 0.2 miles away, offering regular direct services to Birmingham, Coventry, Oxford and London. The town also provides easy access to the A46, M40 and wider Midlands motorway network.





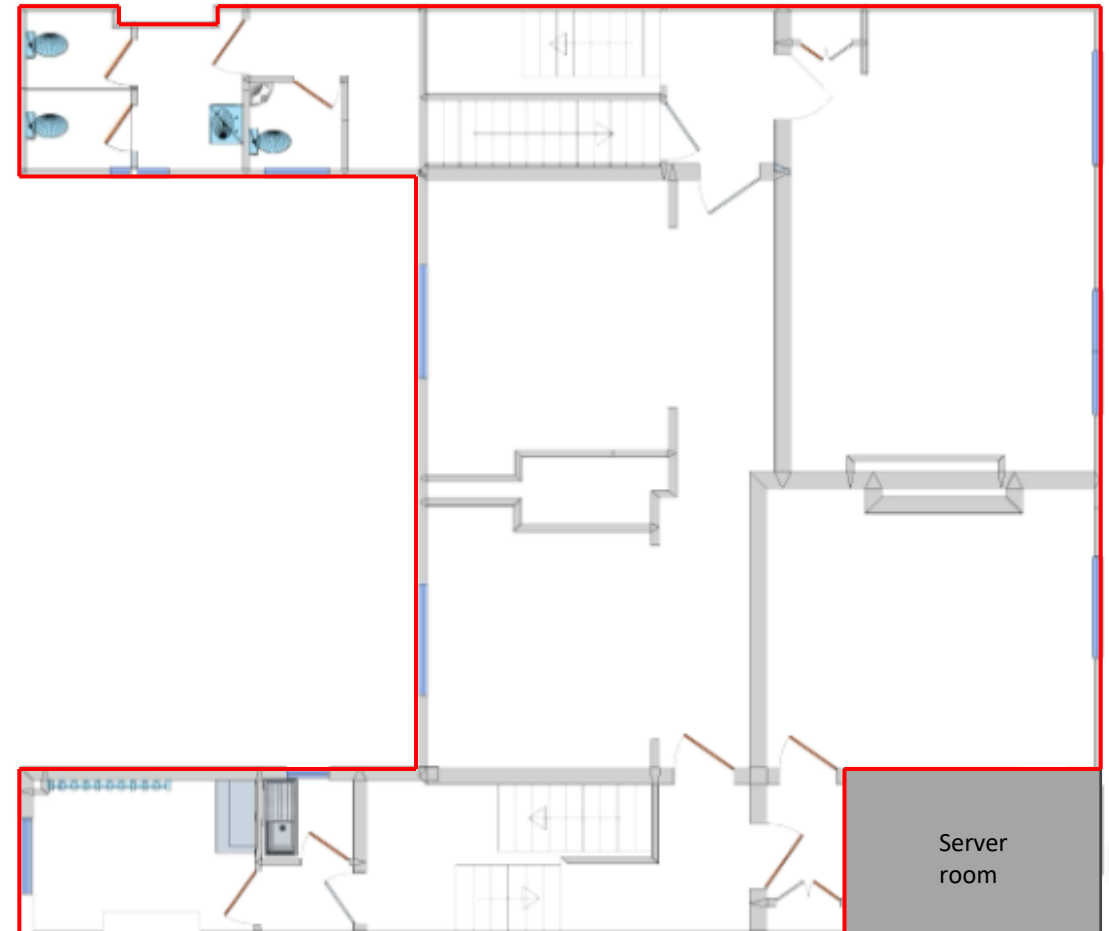
Description

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 (Office) 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.

Tenure

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. WiFi is also available.

Quoting Monthly rental: £2,750 excl.

VAT is applicable.

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:

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