

For Lease

Serviced Office / Flexible Workspace



Clarence House

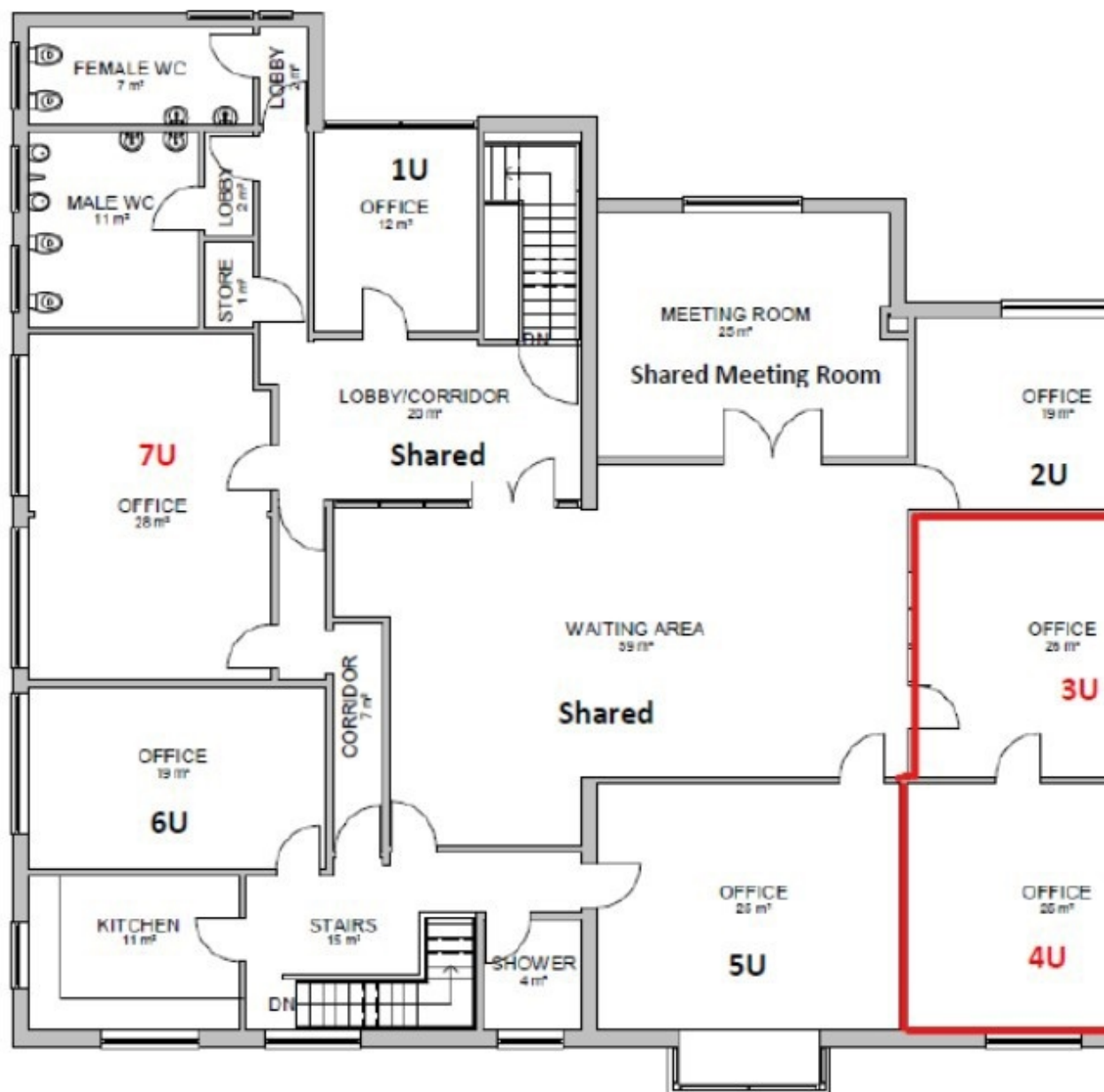
Clarence Street, Leamington Spa CV31 2AD

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📏 204.51 - 1,001.06 Sq Ft
💷 £470.00 - £1,200.00 Per Month

Key Features

- Individual self-contained office suites to let on a flexible and all-inclusive basis
- Immediately ready for occupation
- Suites have access to free use of meeting room facilities, shared kitchen, reception, WCs , shower facilities and break out areas
- Undergoing a comprehensive refurbishment to include new carpets and redecoration throughout
- Limited parking available
- Rents charged monthly and in advance
- Small business rates relief is applicable



Clarence House, Clarence Street, Leamington Spa,
Warwickshire, CV31 2AD



Location

Located within 0.5 miles of Leamington Spa Train Station Clarence House, on Clarence Street, provides easily accessible office accommodation within walking distance of the town centre and its comprehensive amenities.

Description

Individual Office Suites to Let on all-inclusive rents in Leamington Spa. Currently, suite 6U, 4D and Suite 3U & 4U are available ranging from 204.51 to 549 sq ft. There is shared W/C and breakout rooms and the units benefit from parking spaces on site specific to each office.

Accommodation

Area	Sq Ft	Sq M
Suite 6U	204.5	19
Suite 5D	247.56	23
Suite 3U & 4U	549	51
Total	1,001.06	93

Tenure

Flexible lease terms are available.

EPC

The property has an EPC Rating of E.

VAT

This property is registered for VAT (Value Added Tax).



**Clarence House, Clarence Street, Leamington Spa,
Warwickshire, CV31 2AD**

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Rent is charged on an all inclusive basis.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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