

For Lease

Office



# First And Second Floor Offices

40 Warwick Street, Leamington Spa CV32 5JS

**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

- 📦 459 - 1,300 Sq Ft
- £ £7,000 - £18,775 Per Annum

## Key Features

- Recently Redecorated
- Ideally located in the heart of Leamington Spa Town Centre
- Walking distance to local amenities
- Data trunking
- WC and Kitchenette Facilities
- Virtual Tour:  
<https://my.matterport.com/show/?m=p5abkxQPmrG>



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## Location

Warwick Street is based in the town centre of Royal Leamington Spa, benefitting from easy walking distance to the main shopping street. The town is renowned for its wide range of specialist shops, major retailers restaurants and bars.

With easy access to junctions 13 and 14 of the M40 motorway. Leamington Spa has become an important commercial centre with a large number of companies associations and other such bodies having their headquarters in the town and immediate area.

## Description

40 Warwick Street is ideally located in the heart of Leamington Spa Town Centre. Local amenities include a number of pubs, restaurants and cafes. The first and second floor comprises of two recently redecorated office suites and benefits from excellent natural light, data trunking, WC and Kitchenette facilities.

## Accommodation

| Area                   | Sq Ft        | Sq M          |
|------------------------|--------------|---------------|
| First Floor Suite      | 841          | 78.13         |
| First Floor Rear Suite | 459          | 42.64         |
| <b>Total</b>           | <b>1,300</b> | <b>120.77</b> |

## Tenure

The office suites are available by way of a new lease direct with the landlord on terms to be agreed.

## EPC

D-90



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



### Service Charge

Further information available upon request.

### 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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