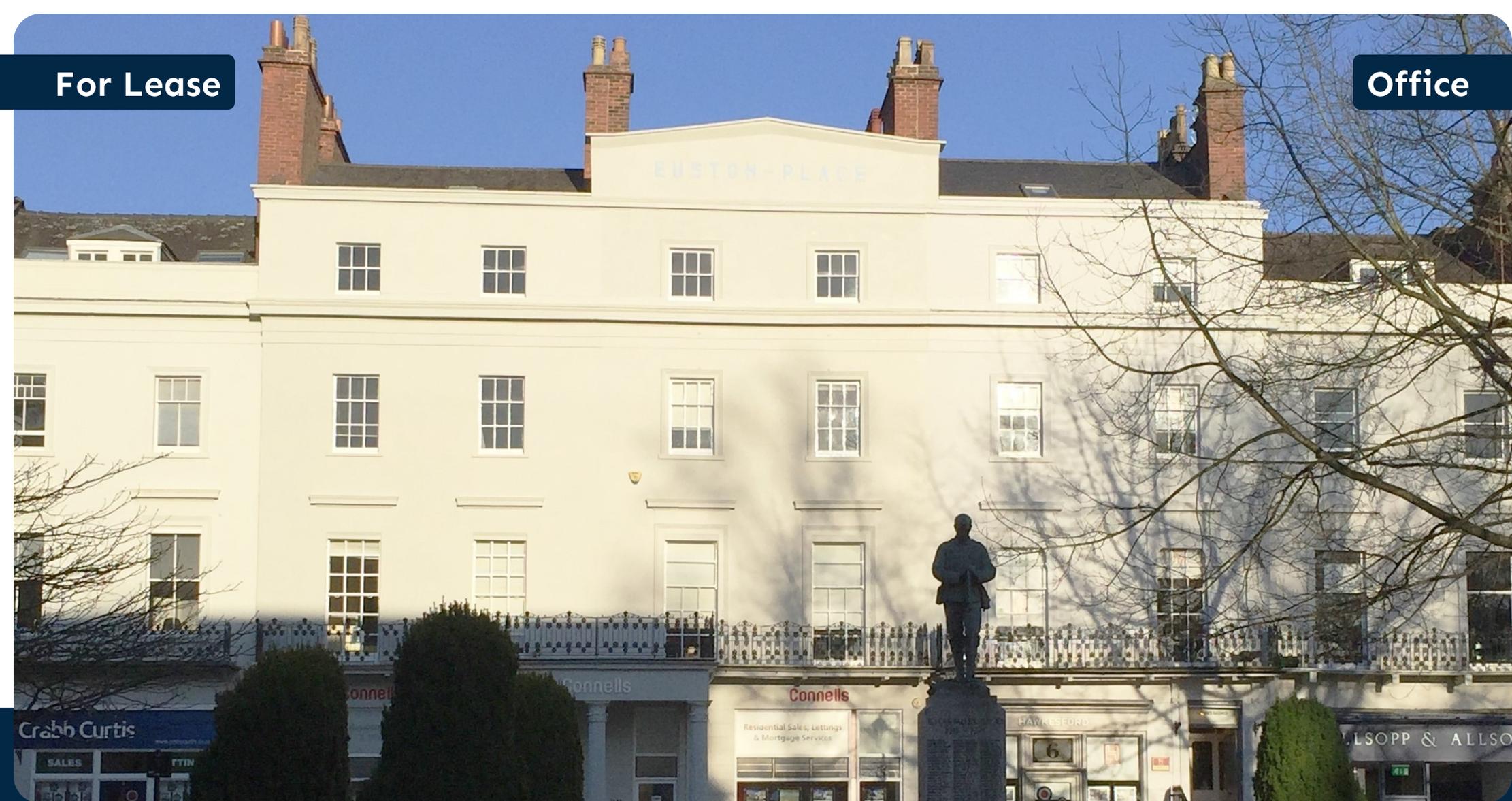


For Lease

Office



## 7-8 Euston Place

Leamington Spa, CV32 4LN

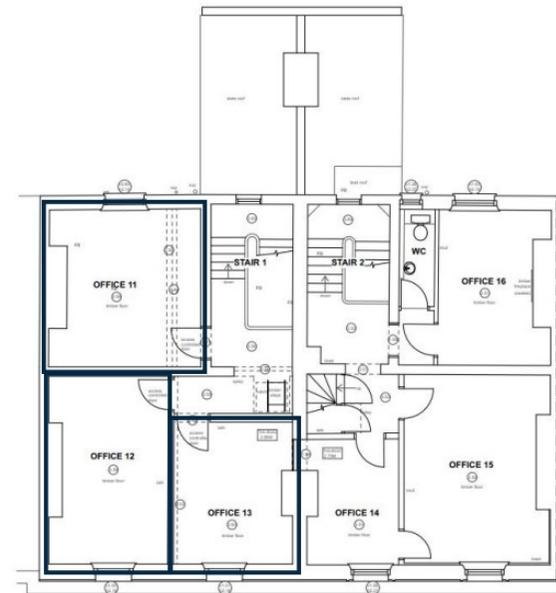
**BROMWICH**  
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🏠 140 - 1,248 Sq Ft

£ On Application

## Key Features

- ▶ Prime Location
- ▶ Recently refurbished
- ▶ First to third-floor offices
- ▶ Electric heating
- ▶ Fibre ready
- ▶ Available immediately
- ▶ 1 Parking space



Offices, 7-8 Euston Place, Leamington Spa, CV32 4LN



## Location

Euston Place is well situated just off the high street for Leamington Spa. A 9-minute walk from the train station and all the amenities you could want are on your doorstep. Local bus stops are situated along the parade and fellow occupiers include Crabb Curtis, Davidsons Law, Warwickshire Marketing and many more.

## Description

First to third-floor offices are recently refurbished and now ready to let. Offering modern facilities in the W/C & Kitchenettes. The layout is a modular style with ample storage and connectivity. A large landing/reception area with ample natural light and LED lighting. Each office also benefits from a door entry phone system and Cat 5 cabling.

## Accommodation

Area	Sq Ft	Sq M
First Floor - Office 1	193	17.93
Second Floor - Office 6	175	16.26
Second Floor - Office 7/8	367	34.09
Third Floor - Office 11	192	17.84
Third Floor - Office 12	181	16.81
Third Floor - Office 13	140	13.01
<b>Total</b>	<b>1,248</b>	<b>115.94</b>

## Tenure

The property is available on a lease to be agreed.

## EPC

Available upon request.

## VAT

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

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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

02476 308 900  
07806 767 073  
caine.gilchrist@bromwichhardy.com



#### Mark Booth

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

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