

To Let

## 33A Parade

Leamington Spa • CV32 4BL

- Prominent Town Centre office accommodation.
- Available immediately on New Lease.
- Upper floor office accommodation arranged over 3 floors in stunning period property.
- Prominent Town Centre location situated on intersection of Parade & Warwick Street.

Size: 2,299 sq ft (213.58 sqm)

**Quoting Rent:**  
**£24,500 plus VAT**



## Location

The property occupies a prominent location on the corner of The Parade and Warwick Street right in the heart of Leamington Spa Town Centre and close to a wide variety of amenities.

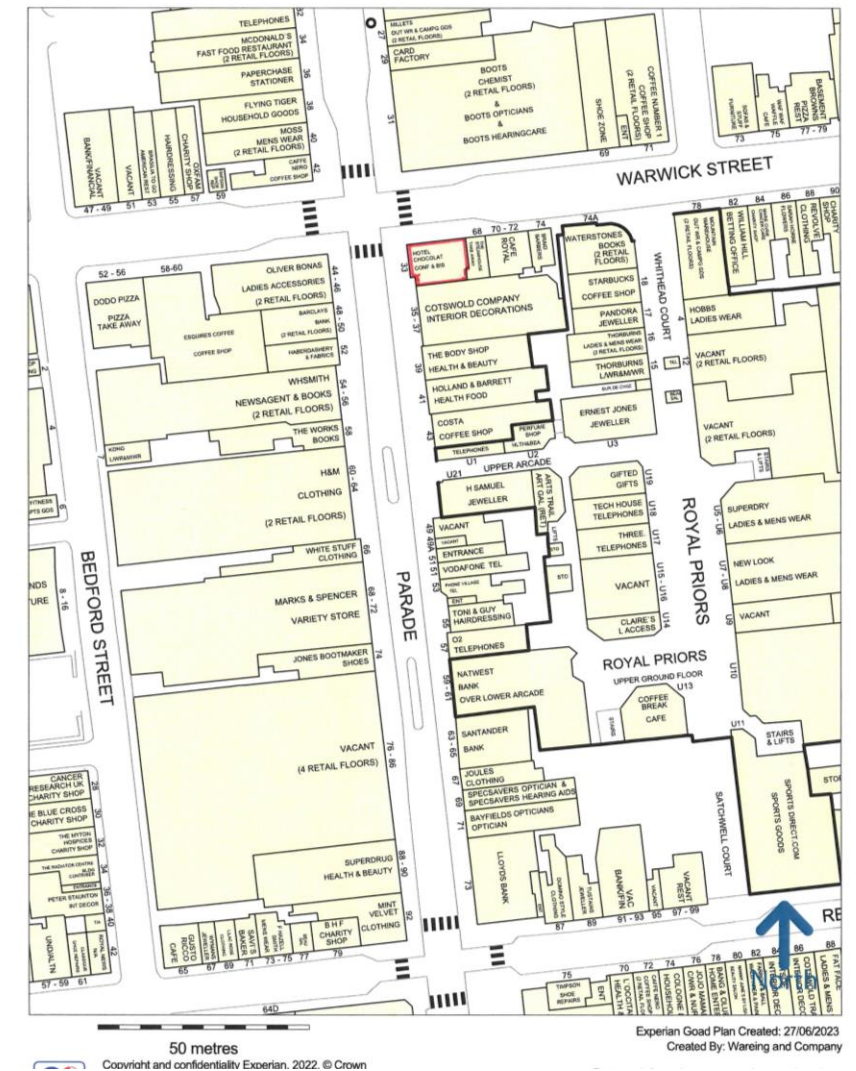
Royal Leamington Spa is an attractive and affluent spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

Due to its strategic location, Royal Leamington Spa benefits from excellent transport links with direct access to the M40 Motorway, via Junctions 13 & 14.

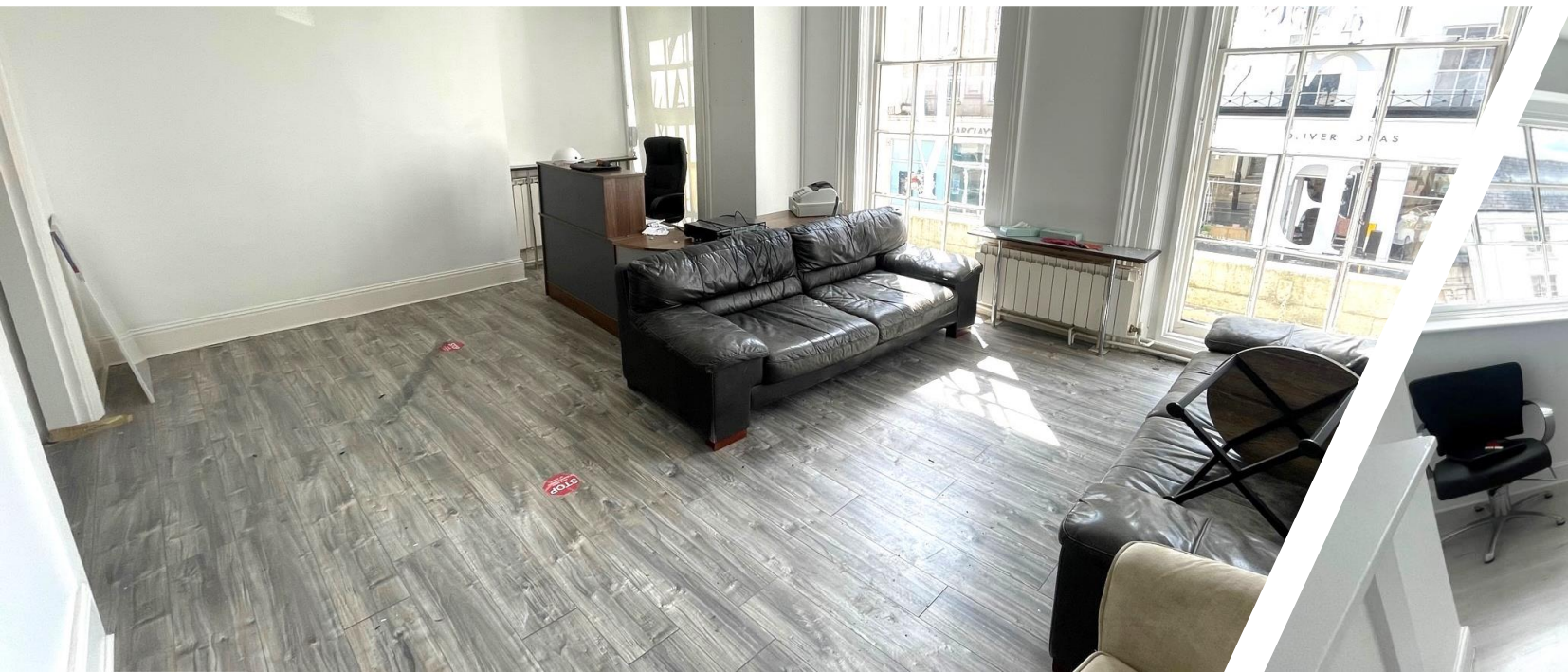
The town is also well connected by rail with a regular, direct service to London Marylebone in approximately 1 hour 15 minutes. There is also a direct train service to Birmingham Moor Street and New Street in 30 minutes as well as a direct train service to Birmingham International Airport in approximately 23 minutes, offering a wide range of domestic and international flight services.

## Travel Times

Destination	Car	Train
London	2 hrs approx.	1 hr 15 mins
Birmingham	45 mins approx.	45 mins
Birmingham Airport / NEC	30 mins approx.	30 mins approx.







## Description

The subject property comprises an attractive four storey, end of terrace building of Regency architecture, providing a total of approximately 2,299 sq ft.

The property comprises an end of terrace Regency building which occupies a corner plot fronting Parade and Warwick Street.

The building is Grade II Listed and is within the Leamington Spa Conservation Area.

The demise is accessed off a separate doorway fronting the Parade which leads to a ground floor foyer area. Above there are 3 floors of accommodation which was previously used as a beauty clinic but would suit an office use.

The property is still subject to previous occupier fit out but can be handed over either as a shell or subject to Landlord Cat A works being undertaken.

The property is self-contained and has WC's, kitchen and benefits from excellent natural light as well as generous floor to ceiling height at first and second floors.

## Accommodation

The accommodation in greater detail comprises:-

	Sq Ft	Sq M
First Floor	912	84.7
Second Floor	600	55.74
Third Floor	787	73.12
<b>Total</b>	<b>2,299</b>	<b>213.58</b>

## Services

Mains gas, electric, water and drainage are all 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 purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## EPC

B-48 A copy can be made available upon request.

## Tenure

A new effective full repairing and insuring lease is available on flexible lease terms to be negotiated. All leases are to be taken outside of the security of provisions of the Landlord & Tenant Act 1954 (Sections 24-28 Incl.).

## Rates

Ratable Value: £18,000 (1<sup>ST</sup> April 2023)

## Service Charge

The tenant will contribute towards external building maintenance & upkeep. They will maintain all internal elements of their demise.

## Rent

£24,500 Per Annum excl VAT and all other outgoings.

## Legal Costs

Both parties will meet their own legal costs associated with this transaction.

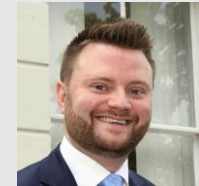
## Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

**Jonathan M Blood MRICS**

T 01926 430700 • M 07736 809963

E [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)



## Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)

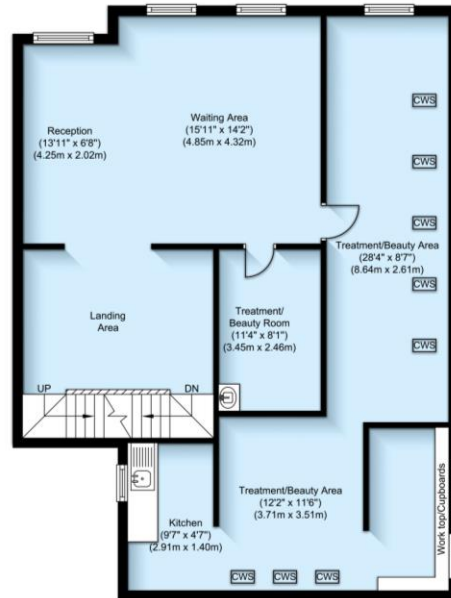
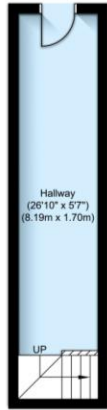






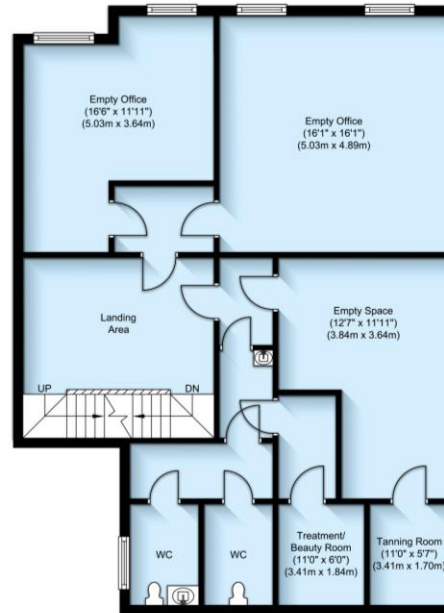
Floorplan

CWS - Chair With Sink

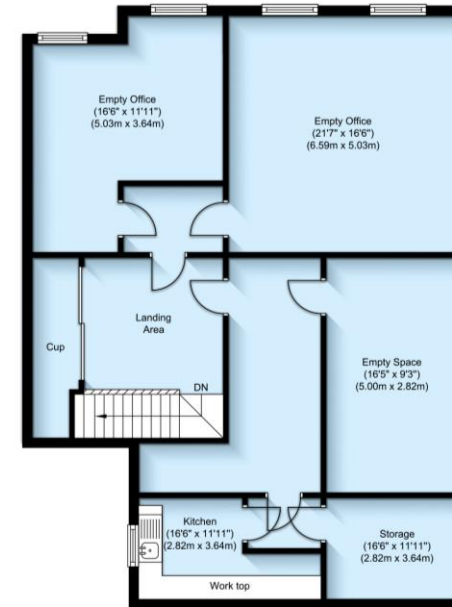


Ground Floor

First Floor



Second Floor



Top Floor

Illustration for identification purposes only, not to scale.