

OFFICE, COMMERCIAL DEVELOPMENT TO LET



9 THE PARADE, LEAMINGTON SPA, CV32 4DG

To Rent: £36,900 per annum

3,657 sq ft (339.75 sq m)

Description

9 The Parade is a four storey Grade II Listed office building located in the centre of Leamington Spa. The available space comprises the basement, ground floor lobby, first, second, third and fourth floor offices.

The offices are available with vacant possession and provide a mixture of cellular and open plan accommodation. The property also benefits from 7 parking spaces located to the rear, rates payable at a total of £110 pcm.

Summary

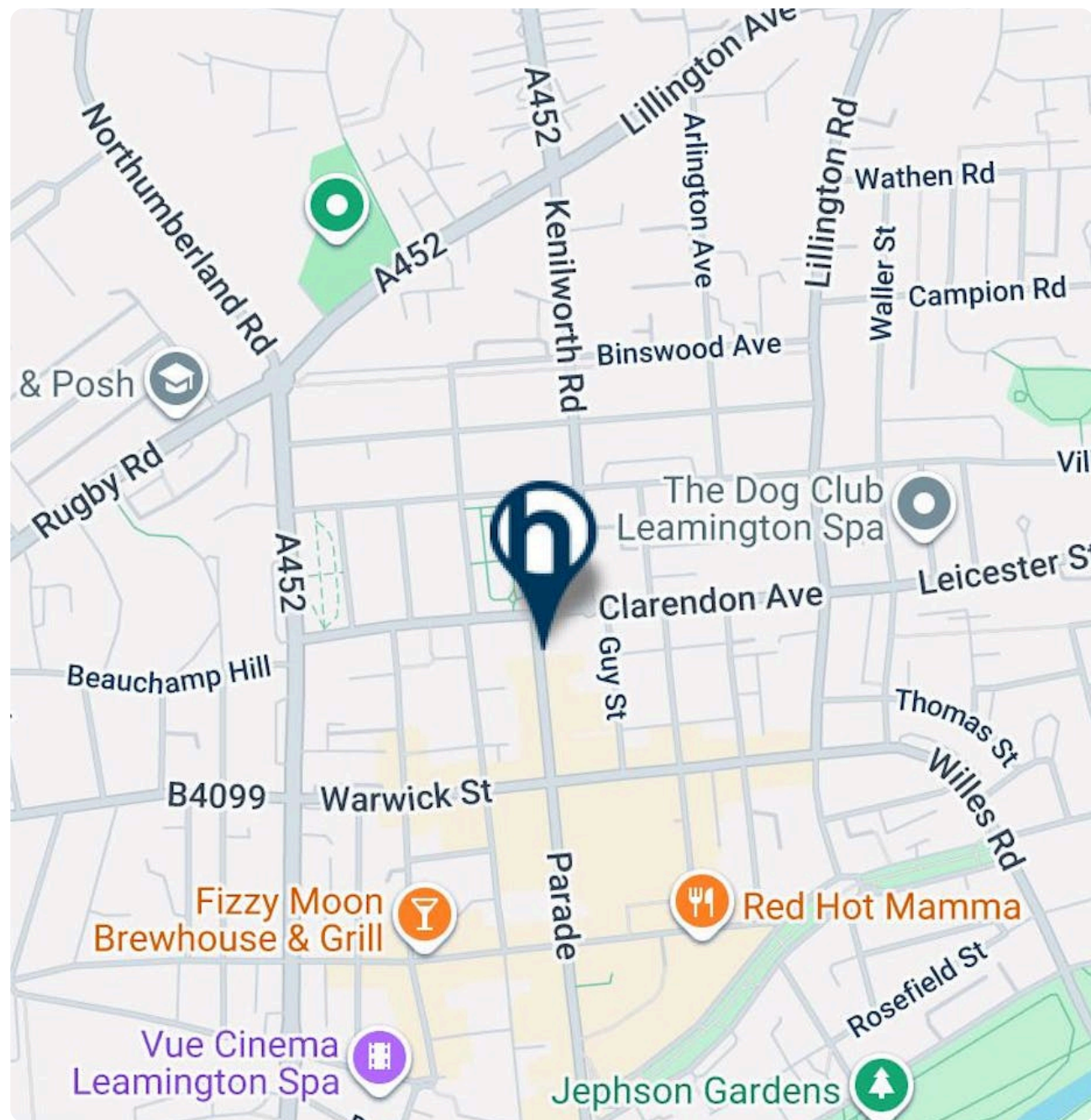
- Quality office accommodation throughout
- Large room sizes and many period property features
- Central heating and air conditioning
- Server room and data-cabled throughout
- 7 allocated parking spaces immediately to the rear
- Easy access to J 13 & 14 of the



Location

The Parade is an attractive Regency terrace based in the town centre of Royal Leamington Spa on 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 and organisations having their headquarters in the town and immediate area.



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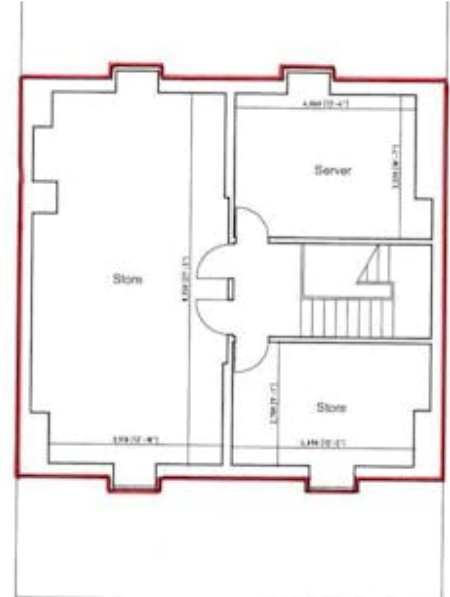
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GALLERY

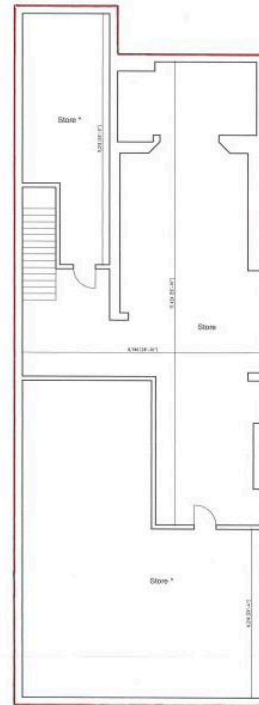


THIRD FLOOR



FIRST FLOOR

MEASURED FLOOR PLAN.
Basement to Fourth Floor
9 Parade,
Leamington Spa,
CV32 4DG



PLAN 2

BASEMENT

Draw No - 92224653
Presentation Scale 1:100 @A3

Wensley & Lawz
118-118 Warwick Building, Warwick Road,
Coventry, CV2 4EQ EN 10 23114



NOTES:
Do not scale from drawing. Dimensions are to be checked on site prior to any work commencing

* Area marked G1 for full access

Wensley



RENT

£36,900 per annum

BUSINESS RATES

Rates Payable: £28,250 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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