

OFFICE TO LET



FIRST FLOOR OFFICES, 52-54 REGENT STREET, LEAMINGTON SPA, CV32 5EG

To Rent: £14,250 per annum 1,140 sq ft (105.91 sq m)

Description

52–54 Regent Street comprises an attractive period town centre building arranged over ground and upper floors, with the available accommodation situated at first floor level. The offices are accessed via a secure ground floor entrance leading to a well-maintained internal staircase.

The first floor provides a bright and professional working environment, currently configured to offer a mix of open plan office space together with individual partitioned rooms suitable for private offices or meeting rooms.

Internally, the accommodation benefits from suspended ceilings with LED lighting, gas central heating, perimeter power and data points and good natural light throughout.

Ancillary facilities include a kitchenette and WC accommodation.

Summary

- Well-proportioned office suites
- Combination of open plan and partitioned offices
- Kitchenette facilities
- WC facilities
- Good levels of natural light
- Secure access entry system



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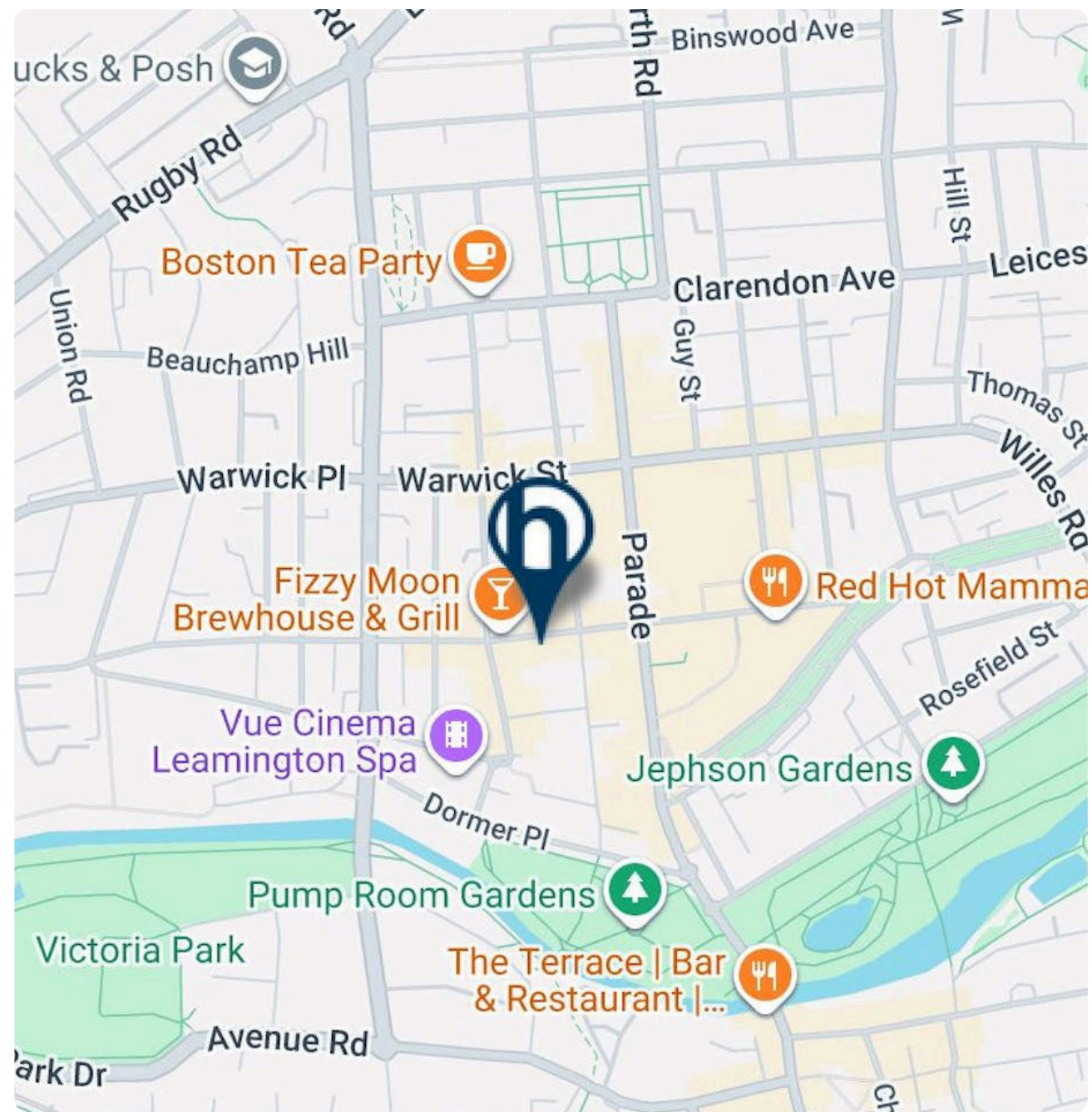
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Location

Situated in the heart of Royal Leamington Spa, 52–54 Regent Street occupies a highly prominent position within the town's established commercial and retail district. Regent Street is one of Leamington's principal town centre streets, linking directly to The Parade.

Royal Leamington Spa benefits from excellent transport links, being close to the M40 motorway (Junctions 13 & 14), providing direct access to Birmingham, Oxford, and London. Leamington Spa railway station offers regular services to London Marylebone and Birmingham Moor Street.



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GALLERY



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TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£14,250 per annum

EPC

C (60)

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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