

For Lease

Office



# 9 The Parade

Leamington Spa, CV32 4DG

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

📦 3,657 Sq Ft  
£ £36,900 Per Annum

## Key Features

- Quality office accommodation throughout
- Large room sizes and many period property features
- Central heating and air conditioning
- Server room and data-cabled throughout
- 6 allocated parking spaces immediately to the rear
- Easy access to J 13 & 14 of the M40
- Leamington Spa Town Centre with views across The Parade
- Grade II listed



9 The Parade, Leamington Spa, Warwickshire,  
CV32 4DG



## 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.

## 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, charged at a total of £110 pcm.

## Accommodation

Area	Sq Ft	Sq M
Ground Floor	139	12.91
First Floor	1,272	118.17
Second Floor	788	73.21
Third Floor	843	78.31
Fourth Floor	615	57.13
Basement		0
<b>Total</b>	<b>3,657</b>	<b>339.74</b>

## Tenure

Available to let by way of a new lease direct with the Landlord on terms to be agreed.

## EPC

The property is exempt from EPC Requirements

## VAT

VAT is applicable.

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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.



### Mark Booth

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

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