

For Lease

Serviced Office / Flexible Workspace



## Clarence House

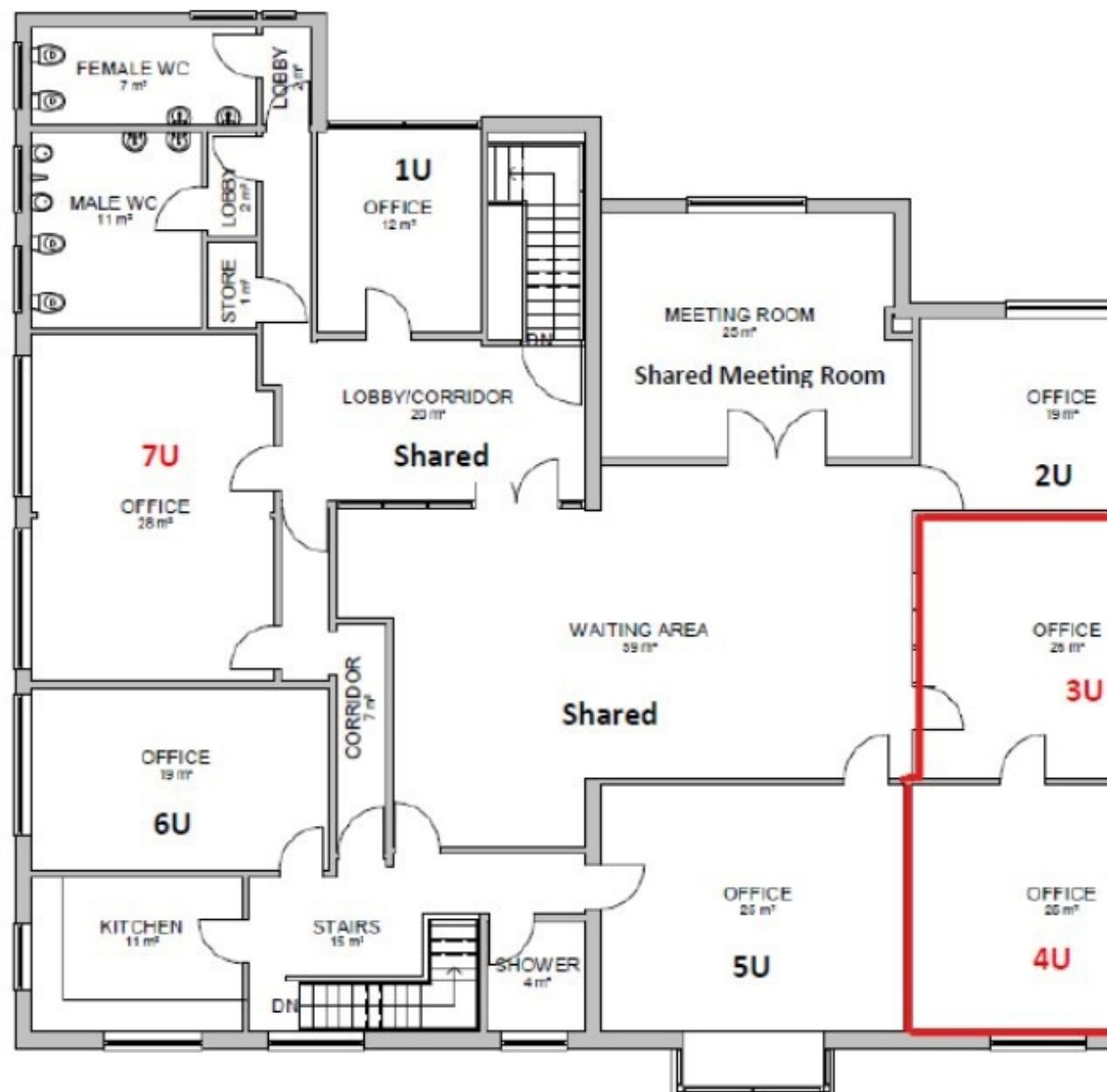
Clarence Street, Leamington Spa CV31 2AD

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📏 204.51 - 1,001.06 Sq Ft  
💷 £470.00 - £1,200.00 Per Month

## Key Features

- Individual self-contained office suites to let on a flexible and all-inclusive basis
- Immediately ready for occupation
- Suites have access to free use of meeting room facilities, shared kitchen, reception, WCs , shower facilities and break out areas
- Undergoing a comprehensive refurbishment to include new carpets and redecoration throughout
- Limited parking available
- Rents charged monthly and in advance
- Small business rates relief is applicable



Clarence House, Clarence Street, Leamington Spa,  
Warwickshire, CV31 2AD





### Location

Located within 0.5miles of Leamington Spa Train Station Clarence House, on Clarence Street, provides easily accessible office accommodation within walking distance of the town centre and its comprehensive amenities.

### Description

Individual Office Suites to Let on all-inclusive rents in Leamington Spa. Currently, suite 6U, 4D and Suite 3U & 4U are available ranging from 204.51 to 549 sq ft. There is shared W/C and breakout rooms and the units benefit from parking spaces on site specific to each office.

### Accommodation

Area	Sq Ft	Sq M
Suite 6U	204.5	19
Suite 5D	247.56	23
Suite 3U & 4U	549	51
<b>Total</b>	<b>1,001.06</b>	<b>93</b>

### Tenure

Flexible lease terms are available.

### EPC

The property has an EPC Rating of E.

### 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

Rent is charged on an all inclusive basis.

### 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.



#### Charlie Glover

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

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