

For Lease

Office



# Augusta House

Augusta Place, Leamington Spa CV32 5EL

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

📦 2,575 Sq Ft  
£ £32,190 Per Annum

## Key Features

- Recently refurbished modern office spaces
- Beautiful historical features
- Meeting rooms
- WC and kitchen facilities
- Excellent town centre location



Augusta House, Augusta Place, Leamington Spa,  
Warwickshire, CV32 5EL



02476 308900



office@bromwichhardy.com

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## Location

Augusta House is situated along Augusta Place, in Leamington town centre, just off Regent Street. The Parade is just a few minutes walk away and there are numerous shops and restaurants within walking distance. Augusta Place itself hosts a mix of offices, shops and restaurants. There is short stay parking on the street and long stay parking in the St Peter's multi storey, a 1 minute walk away.

Leamington Spa is an affluent town located in Warwickshire, with excellent access to Coventry, Warwick, Birmingham and beyond via road and railway.

## Description

The property comprises a recently refurbished former church building, now converted to three storeys of high quality office accommodation. Each floor benefits from good natural light, WC and kitchen facilities.

## Accommodation

| Area         | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 796          | 73.95         |
| First Floor  | 881          | 81.84         |
| Second Floor | 898          | 83.42         |
| <b>Total</b> | <b>2,575</b> | <b>239.22</b> |

## Business Rates

This property has a total rateable value of £24,000.

## Tenure

The property is available by way of a new lease on terms to be agreed.

## EPC

E122

## 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.



### 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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