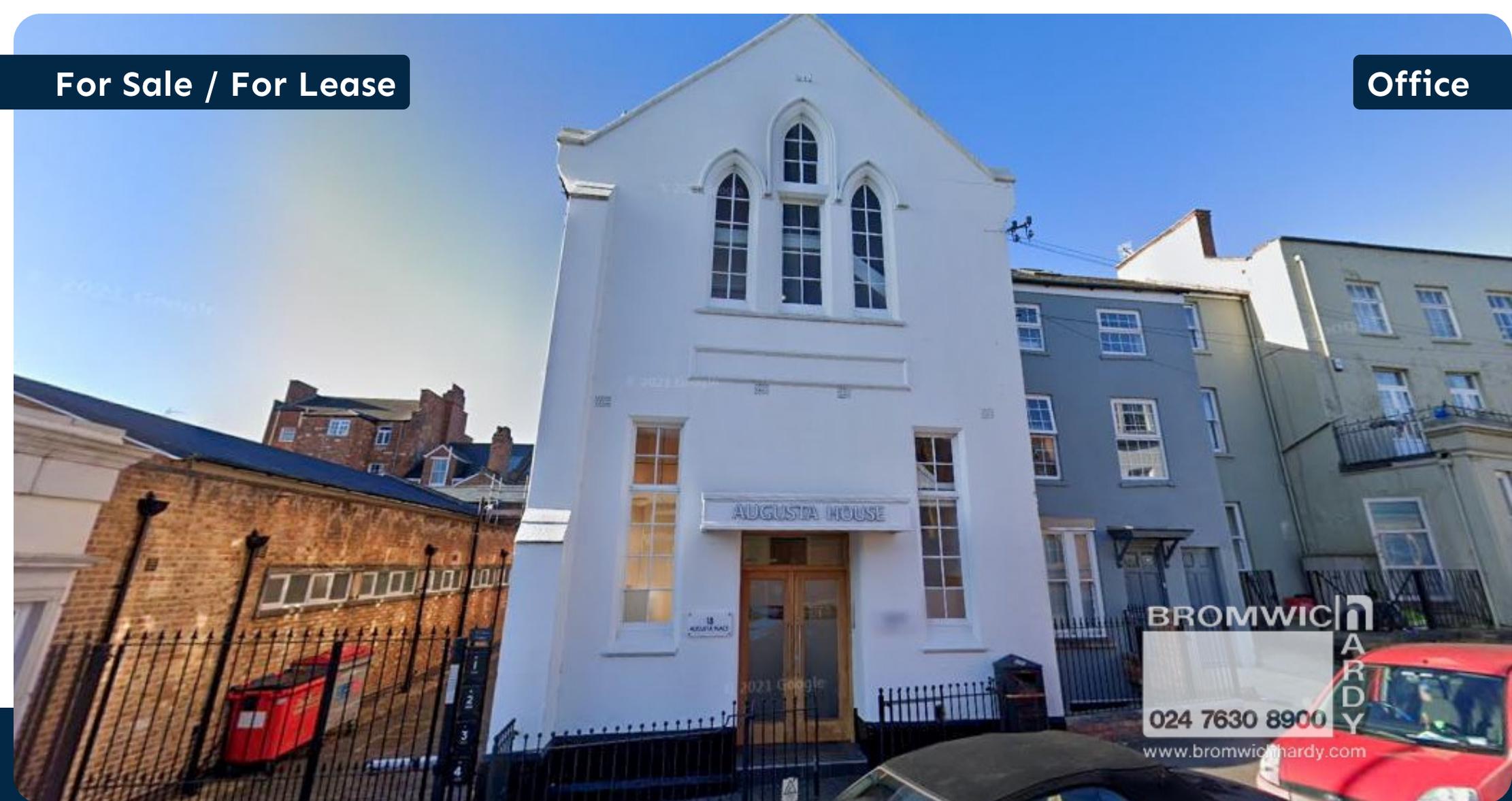


For Sale / For Lease

Office



Augusta House

Augusta Place, Leamington Spa CV32 5EL

BROMWICH
ARDY
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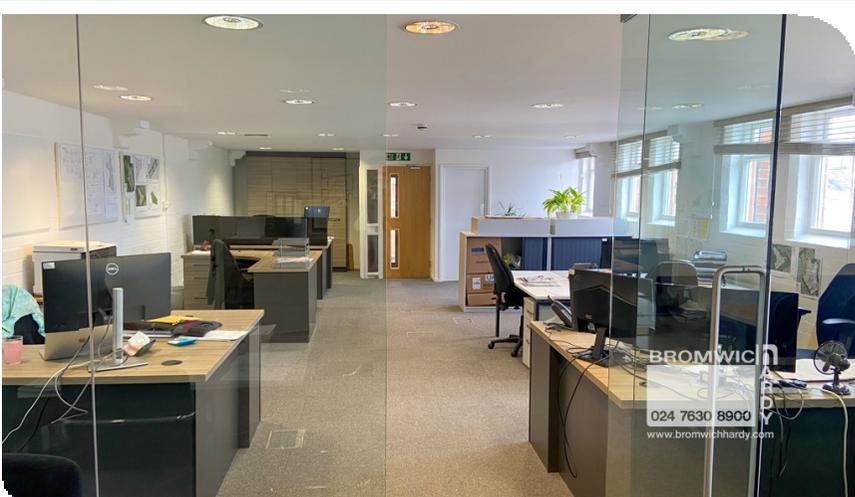
🏠 2,575 Sq Ft
💷 £600,000 for the Freehold/£46,500
Per Annum

Key Features

- Modern open plan office spaces
- Meeting rooms
- Kitchen facilities on each floor
- WC and shower facilities
- Excellent town centre location



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



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 former church building which has been converted to three storeys of office accommodation. Each floor benefits from good natural light and kitchen facilities. There are three WCs and a shower room at first floor level.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	796	73.95
First Floor	881	81.84
Second Floor	898	83.42
Total	2,575	239.22

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

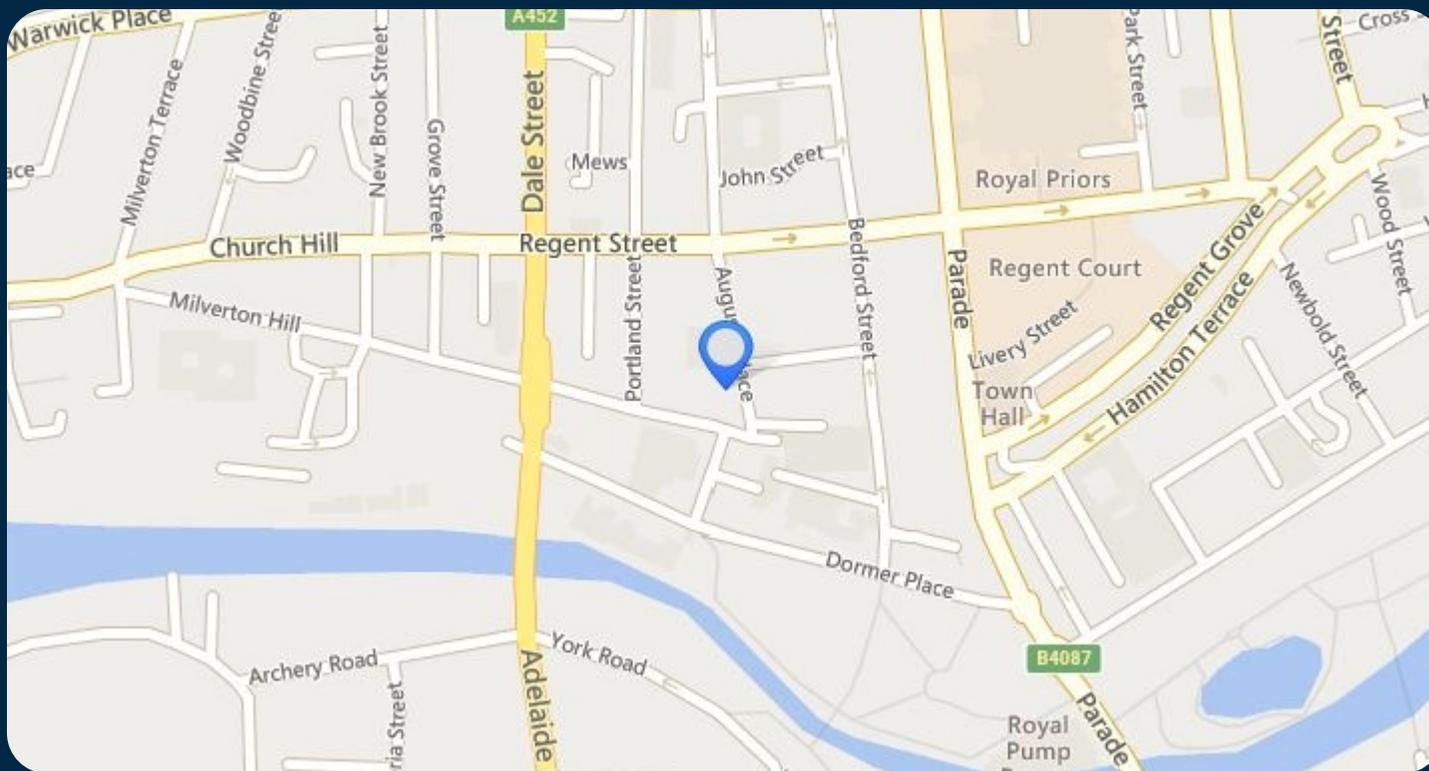
E113

VAT

This property is registered for VAT (Value Added Tax).

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

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.



Tom Bromwich

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

02476308 901
07718 037 150
tom.bromwich@bromwichhardy.com



Mark Booth

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

02476 308 900
07497 150 632
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