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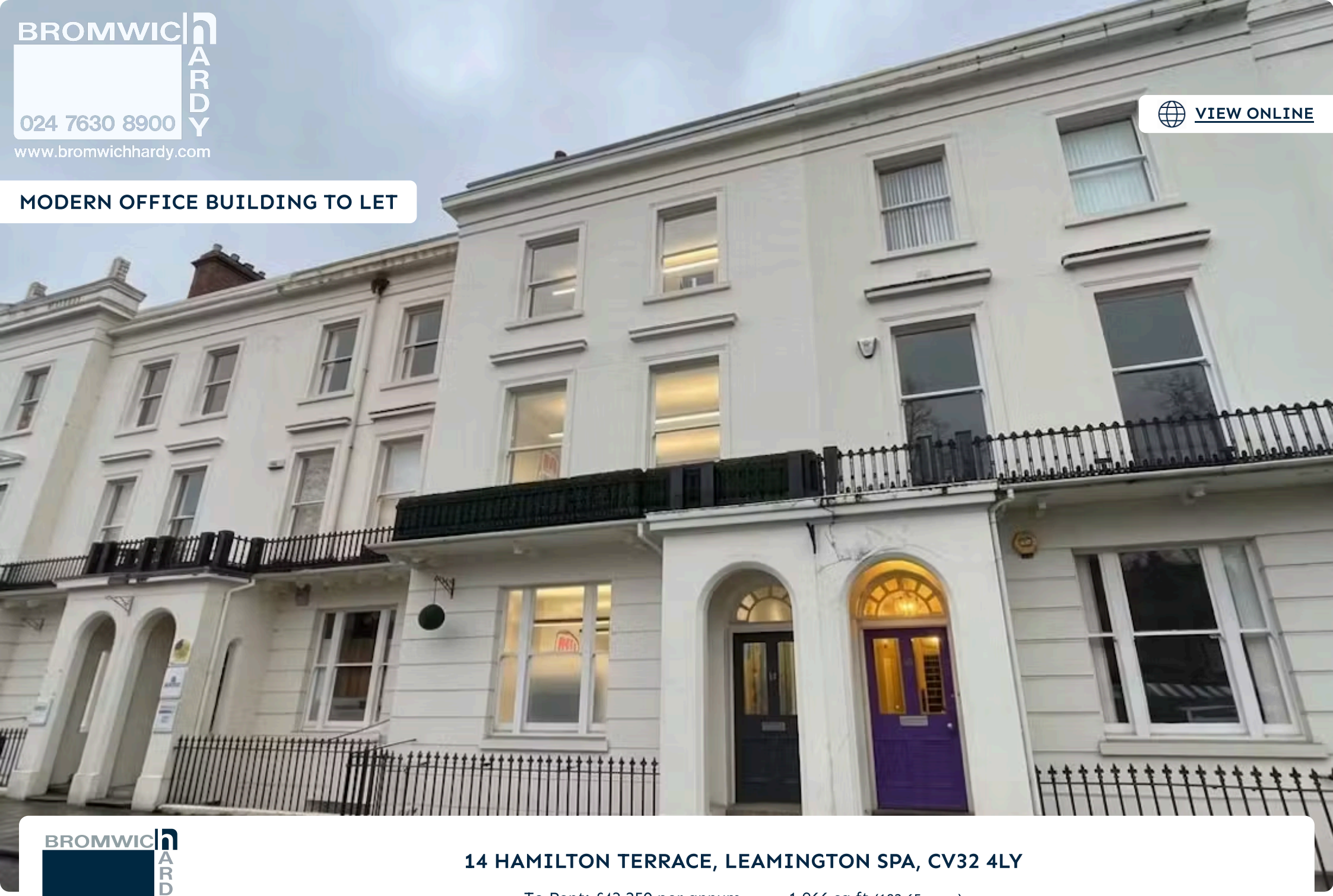
VIEW ONLINE

MODERN OFFICE BUILDING TO LET



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14 HAMILTON TERRACE, LEAMINGTON SPA, CV32 4LY

To Rent: £43,250 per annum 1,966 sq ft (182.65 sq m)

Description

14 Hamilton Terrace provides a versatile office environment within one of Leamington Spa's most recognisable period terraces. The property offers a series of well proportioned rooms that can be configured for open plan working, private offices, or meeting spaces depending on operational needs.

Its traditional architectural features create a professional yet welcoming atmosphere, while modern updates ensure comfort and practicality for day to day business use, including LED lighting, Air Conditioning and heating.

The building benefits from generous natural light throughout, enhancing productivity and creating an appealing workspace. Supporting facilities such as a kitchenette and WC are conveniently positioned, and the layout lends itself well to businesses looking for a central base with character and presence.





Summary

- 6 Car parking spaces to the rear
- Prominent town centre location
- Kitchenette and WC facilities
- Excellent transport links nearby
- Multiple office rooms / breakout rooms
- Attractive period building with professional frontage

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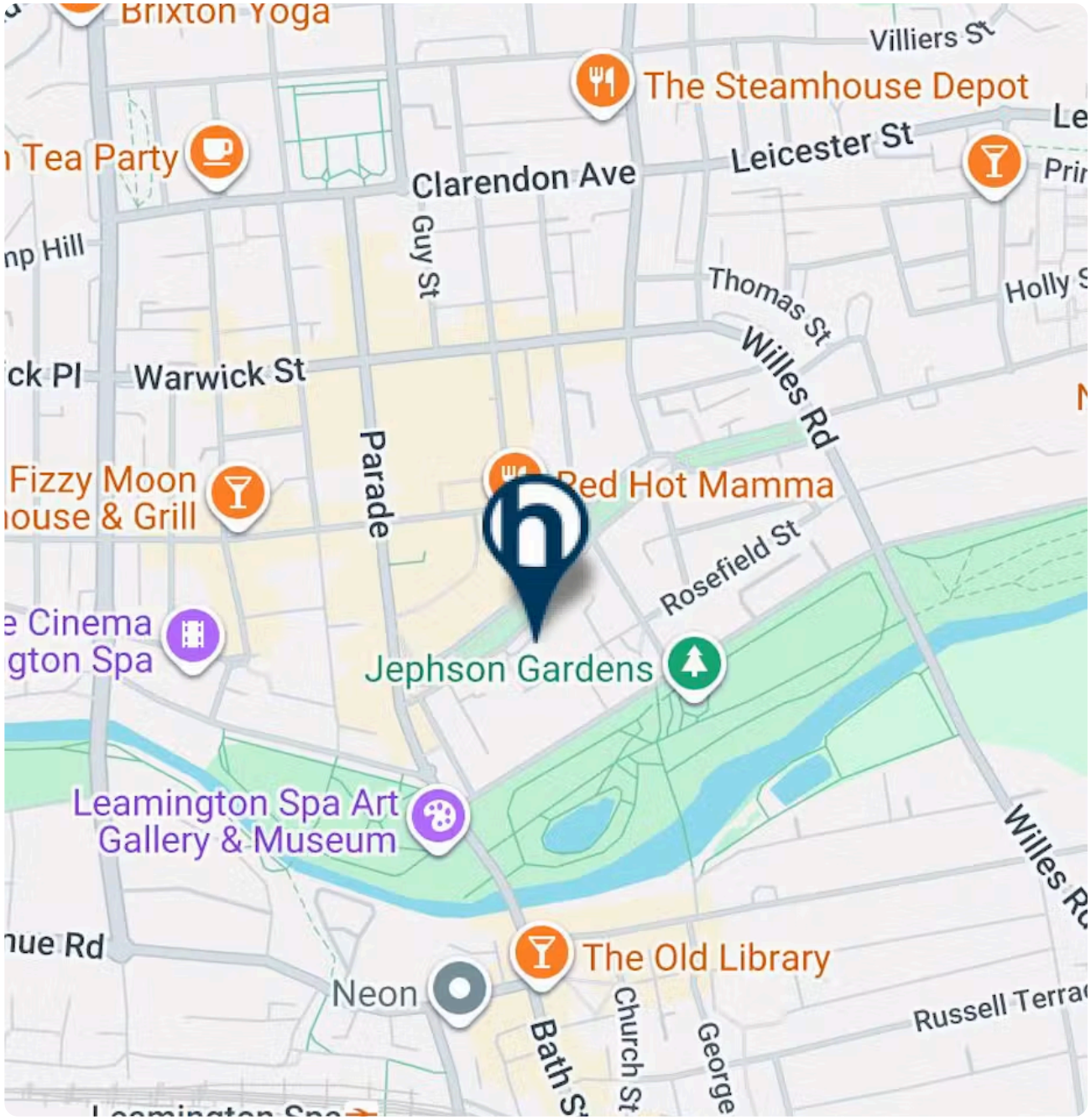
Location

14 Hamilton Terrace occupies a prime position in central Leamington Spa, just moments from the town's main retail and business district. The property benefits from excellent regional and national connectivity.

Leamington Spa sits close to several key transport routes. The A46 is approximately 3 miles away, providing swift access to Coventry, Warwick, and Stratford-upon-Avon. The M40 (Junction 14) is around 4 miles from the property, offering direct links to Birmingham to the north and Oxford and London to the south. The A452 and A425 run through the town, connecting Leamington Spa with neighbouring commercial centres including Kenilworth, Warwick, and Southam.

Leamington Spa railway station is within easy reach and provides direct services to Birmingham, Coventry, and London. Public parking facilities and local bus routes are also readily accessible.



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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Basement	436.48	40.55	-	Available
Ground	472.32	43.88	-	Available
1st	511.39	47.51	-	Available
2nd	546.16	50.74	-	Available
Total	**1,966.35**	**182.68**		

TERMS

To be agreed.

VAT

VAT is applicable.

RENT

£43,250 per annum

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.

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VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

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