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## 9 PARADE, LEAMINGTON SPA, CV32 4DG

241 to 3,128 sq ft (22.39 to 290.60 sq m)

## Description

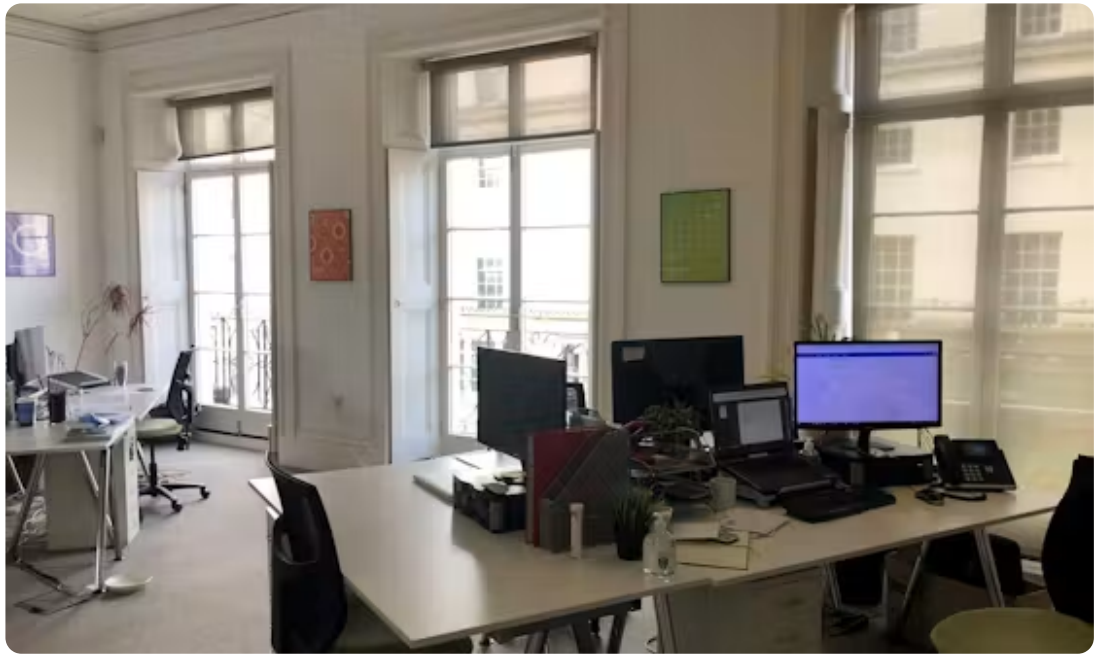
9 The Parade is a Grade II listed Regency building offering a collection of characterful office suites across its four upper floors. Retaining many of its original period features, including generous room proportions and impressive sash windows, the building successfully blends historic charm with modern business functionality.

Accommodation ranges from compact individual offices on the upper floors to a substantial first-floor suite, providing occupiers with the flexibility to expand within the building as their business grows. This allows companies to maintain their presence in the heart of Royal Leamington Spa.

## Summary

- More information- https://paradecollective.co.uk/
- Quality office accommodation throughout
- Large room sizes and many period property features
- Flexible lease terms
- Leamington Spa Town Centre with views across The Parade
- Grade II Listed





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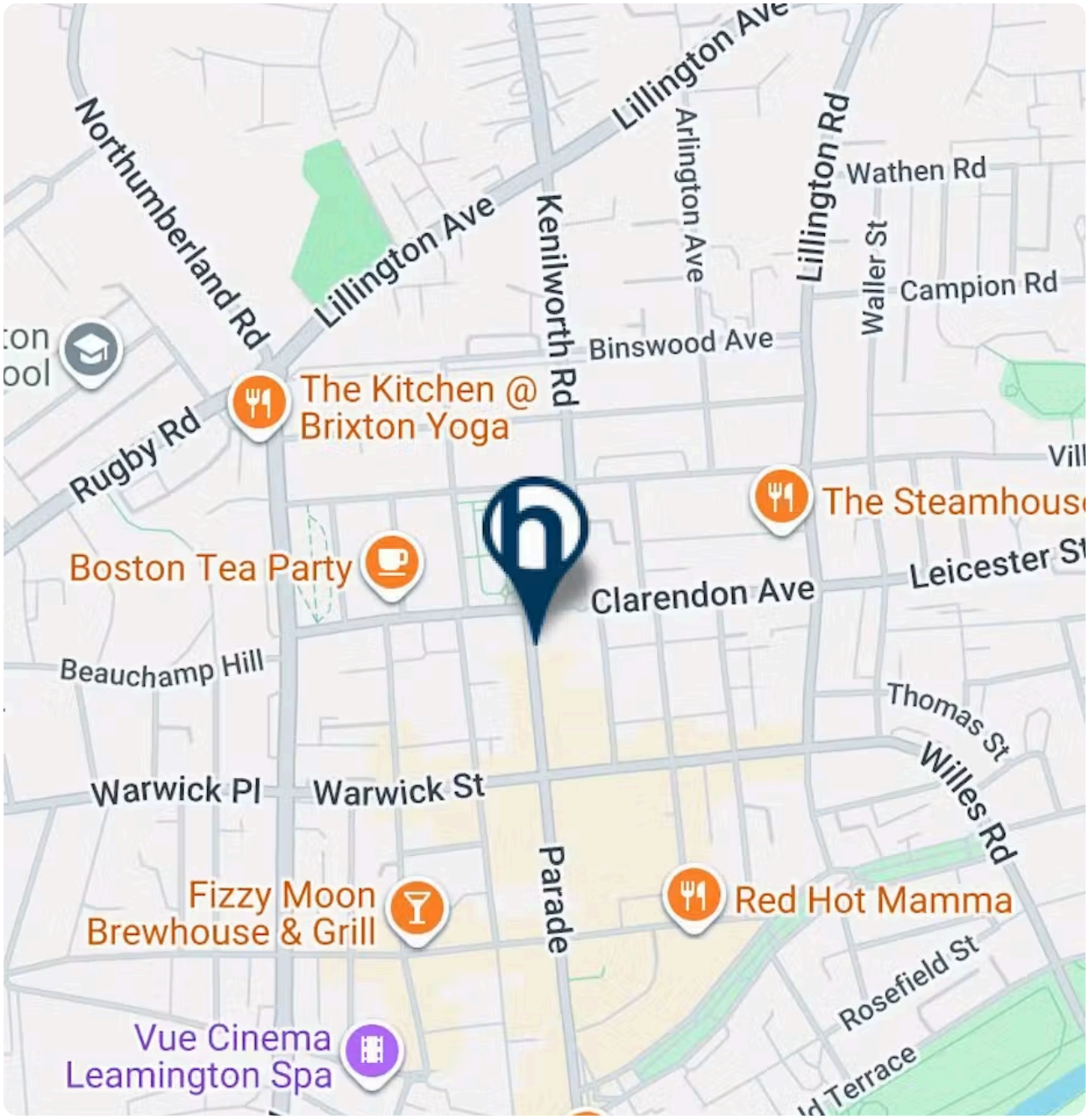
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## Location

Situated on The Parade, Royal Leamington Spa's premier retail and commercial thoroughfare, the property occupies a prominent town centre position within one of Warwickshire's most sought-after business locations.

Royal Leamington Spa benefits from excellent connectivity, with convenient access to Junctions 13 and 14 of the M40 motorway, providing direct links to Birmingham, Coventry, London and the wider Midlands motorway network.




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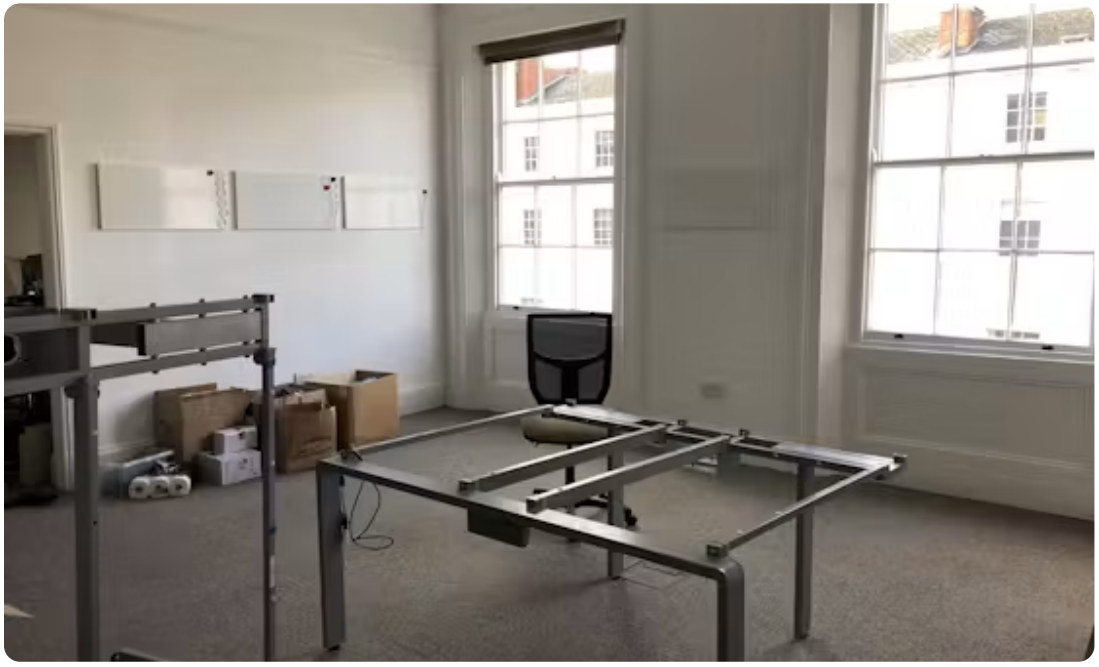
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## GALLERY









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## ACCOMMODATION

| NAME | SQ FT | SQ M | RENT | AVAILABILITY |
|---|---|---|---|---|
| 1st | 1,272 | 118.17 | £2,850 /month | Available |
| 2nd - 2a | 321 | 29.82 | £1,200 /month | Available |
| 2nd - 2b | 343 | 31.87 | £1,000 /month | Available |
| 3rd - 3a | 241 | 22.39 | £1,000 /month | Available |
| 3rd - 3b | 253 | 23.50 | £1,000 /month | Available |
| 3rd - 3c | 350 | 32.52 | £1,200 /month | Available |
| 4th - 4a | 348 | 32.33 | £1,000 /month | Available |
| **Total** | **3,128** | **290.60** | | |

## 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.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



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rob.lord@bromwichhardy.com

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