

For Lease

Office



14A Clarendon Avenue & 8 Tavistock Street

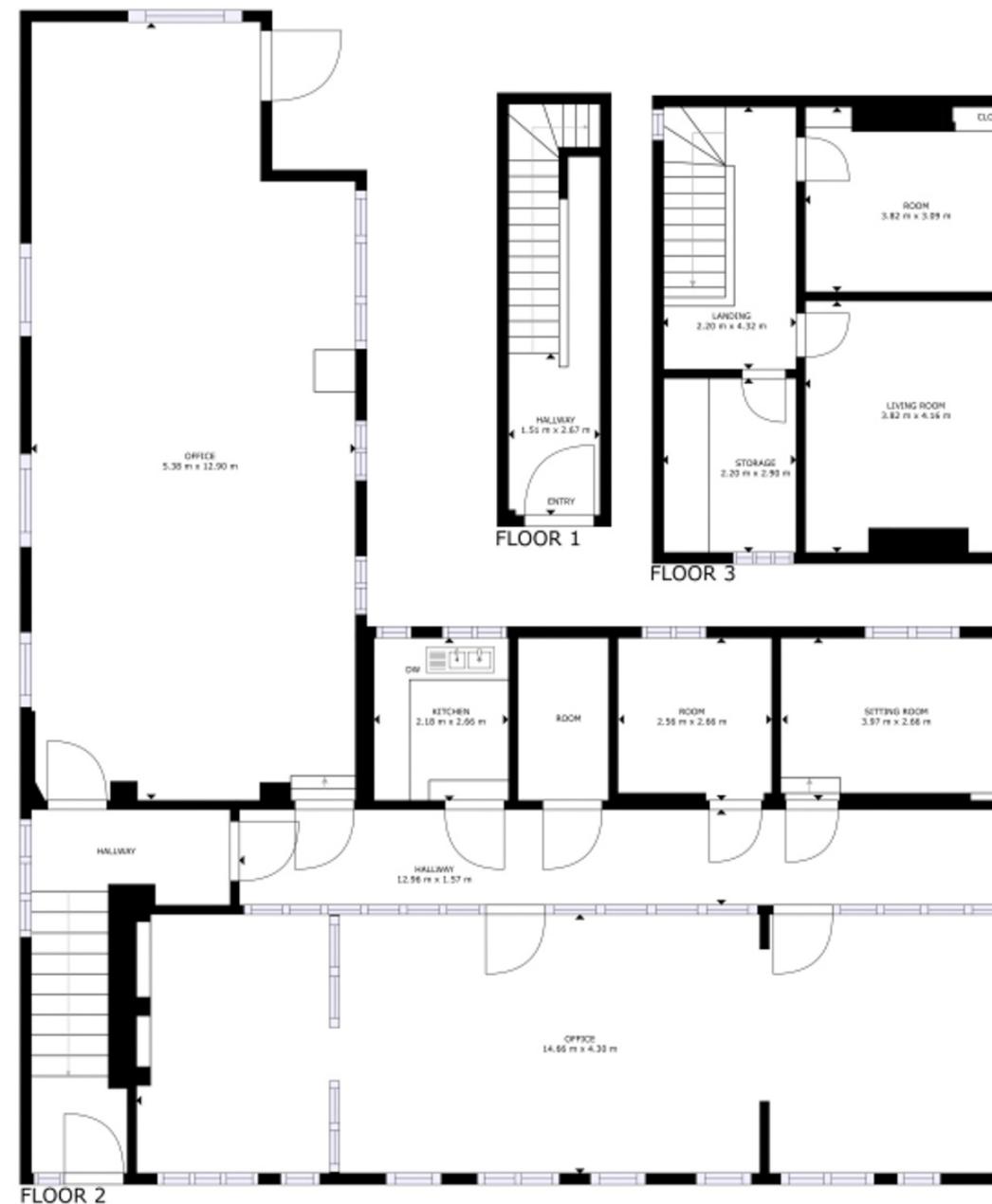
Warwickshire, Leamington Spa, CV32 5PL

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

- 📦 2,781 Sq Ft
- £ £32,000 Per Annum

Key Features

- Two Large Open Plan Offices
- Large Windows Providing Good Natural Daylight
- WC and Kitchen Facilities
- Three Offices/Meeting Rooms at Second Floor Level
- Car Parking available
- Virtual Tour - <https://my.matterport.com/show/?m=6aqN8L1PiSR>



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Location

The subject property is situated on the corner of Clarendon Avenue and Tavistock Street, located centrally within Leamington Spa.

The property has two points of access both fronting Tavistock Street. The allocated car parking is also access off Tavistock Street and situated to the rear of the property. Further pay and display car parking is available at the neighbouring Covent Garden car park.

Tavistock Street runs parallel to the rear of the Parade, Leamington's primary retailing pitch with occupiers including Tesco, Boots, Marks & Spencer but to name a few. The Parade is one of the towns main arterial bus routes with a number of services at various times of the day. Furthermore, Leamington Spa train station is situated approximately one mile south of the subject premises.

Description

14A Clarendon Avenue & 8 Tavistock Street is ideally located in the centre of Leamington Spa. Local amenities include a number of pubs, restaurants and cafes. The first floor comprises of two recently redecorated open plan offices and two meeting rooms and benefits from excellent natural light, WC and Kitchenette facilities, and the second floor comprises of Three Offices/Meeting Rooms.

Tenure

By way of sublet or assignment until 20th of June 2025.

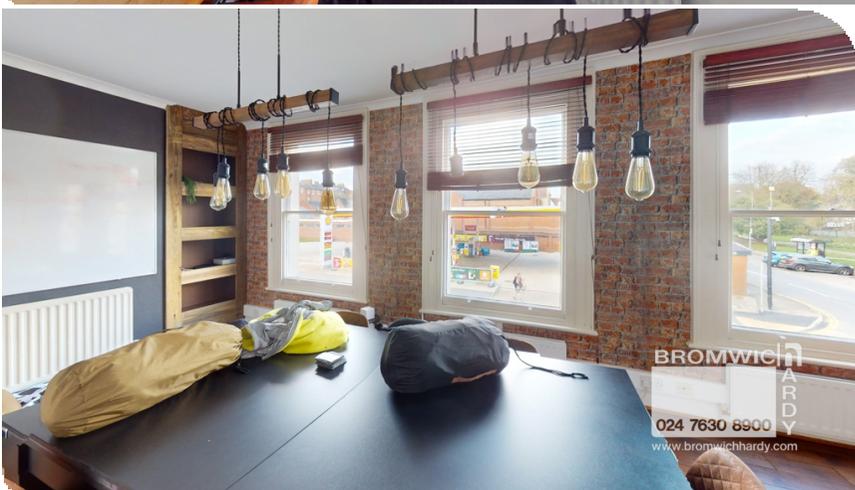
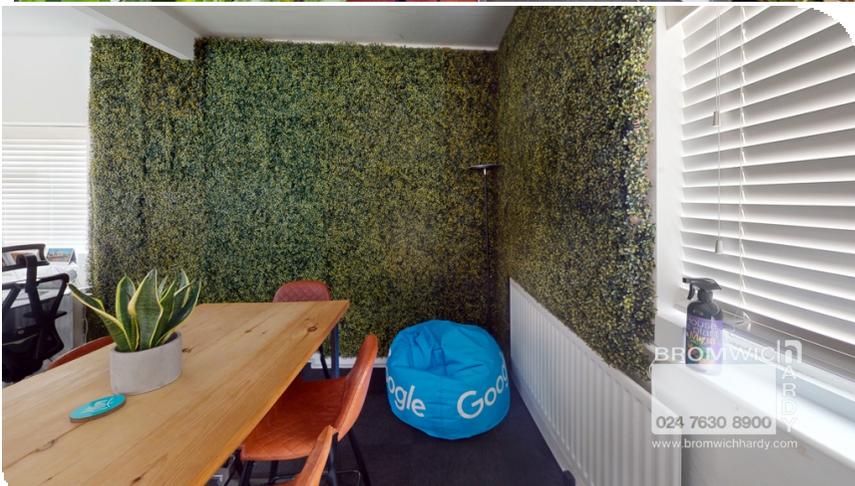
EPC

EPC - D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0290-4969-0331-0841-2090?print=true>

VAT

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



**14A Clarendon Avenue & 8 Tavistock Street,
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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

Further information available upon request.

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



Charlie Glover

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

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