

**OFFICE SUITES WITH FLEXIBLE TERMS**



**CLARENCE HOUSE, CLARENCE STREET, LEAMINGTON SPA, CV31 2AD**

To Rent: £4,440 - £14,400 per annum

151 to 1,325 sq ft (14.03 to 123.10 sq m)

## Description

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Clarence House offers a range of refurbished serviced office suites in a prime Leamington Spa location. With all-inclusive rents covering utilities, air conditioning, and use of shared meeting and kitchen facilities, tenants benefit from flexible lease terms and allocated parking. Options range from compact single offices to linked suites with dedicated storage. Small Business Rates Relief may be available.

## Summary

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- Serviced office suites available on flexible lease terms.
- All-inclusive rents cover utilities, heating, air conditioning.
- Variety of office sizes from single rooms to linked suites
- Allocated parking spaces (up to 4 with larger suites).
- Shared meeting room, kitchen, WCs, and breakout areas for tenants.
- Small Business Rates Relief available (subject to eligibility).
- Prime location 0.5 miles from Leamington Spa train station and town centre.



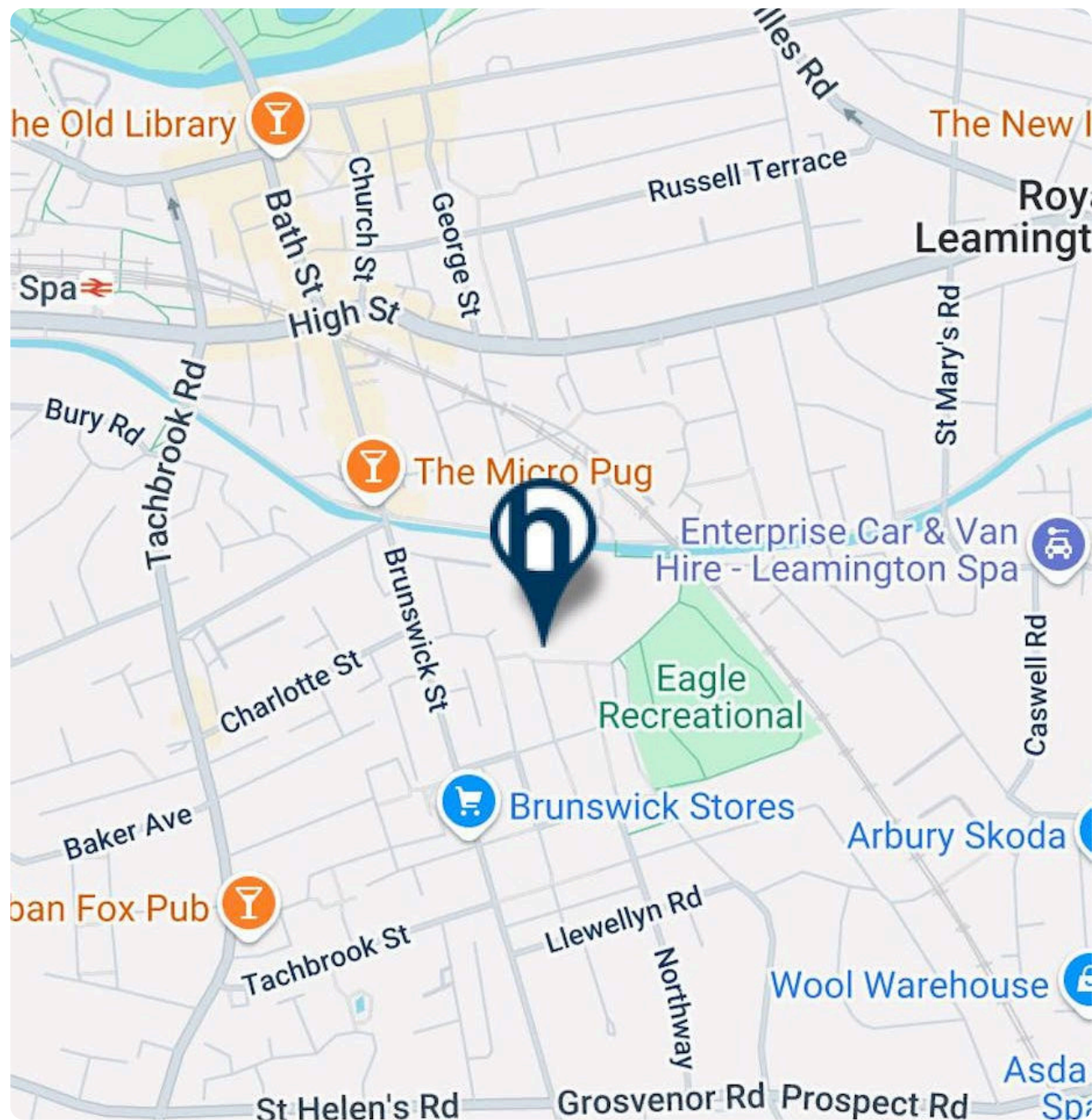
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## Location

Clarence House is situated on Clarence Street, just 0.5 miles from Leamington Spa train station and within walking distance of the town centre. The location offers excellent access to public transport, nearby amenities, and convenient road links.



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**GALLERY**



**CLARENCE HOUSE, CLARENCE STREET, LEAMINGTON SPA, CV31 2AD**

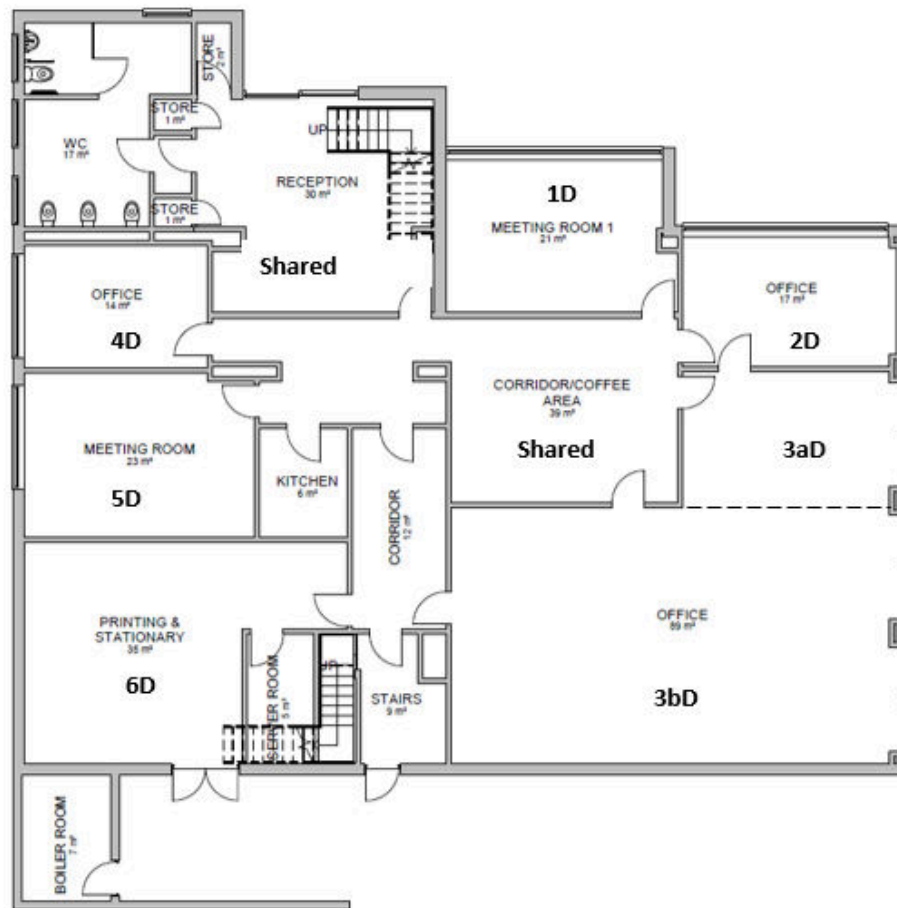
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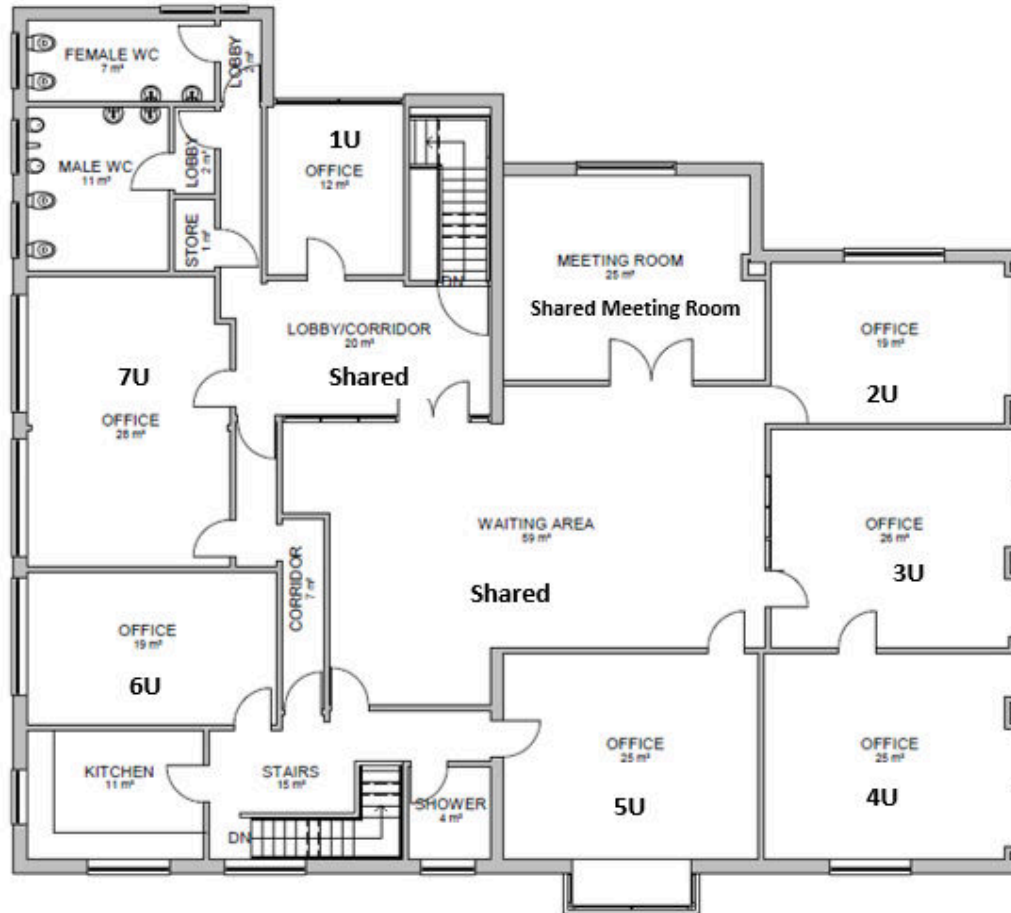
Office	Area
1D	21m <sup>2</sup>
2D	17m <sup>2</sup>
3aD	59m <sup>2</sup>
3bD	
4D	14m <sup>2</sup>
5D	23m <sup>2</sup>
6D	35m <sup>2</sup>

**1** GROUND FLOOR PLAN  
1 : 100

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Office	Area
1U	12m <sup>2</sup>
2U	19m <sup>2</sup>
3U	26m <sup>2</sup>
4U	25m <sup>2</sup>
5U	25m <sup>2</sup>
6U	19m <sup>2</sup>
7U	28m <sup>2</sup>

**2 FIRST FLOOR PLAN**  
1 : 100

## ACCOMMODATION

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NAME	SQ FT	SQ M	RENT	AVAILABILITY
1st - Floor 3U & 4U	549	51	£14,400 /annum	Available
Ground - 5D	248	23.04	£6,960 /annum	Available
Ground - 6D	377	35.02	-	Available
<b>Total</b>	<b>1,174</b>	<b>109.06</b>		

## TERMS

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Flexible leases with monthly all-inclusive rents (utilities included, VAT applicable). Tenants arrange internet, apply for Small Business Rates Relief, and cover their own cleaning if required.

## RENT

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£4,440 - £14,400 per annum

## EPC

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## VAT

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Applicable

## LEGAL FEES

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Each party to bear their own costs

## ANTI MONEY LAUNDERING

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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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