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To Let
Serviced Offices
142 - 1,063 sq.ft (13 - 99 sq.m)

Althorpe Enterprise Hub, Althorpe Street, Leamington Spa, Warwickshire, CV31 2GB

Description

The Althorpe Enterprise Hub is a serviced office space constructed in the mid 2000's, operated by Warwick District Council. The Enterprise Hub benefits from high-speed broadband, 24/7 access and communal kitchen areas. It also includes a fully equipped meeting and presentation room, which can be hired by both tenants and external businesses, with options for catering - 25% discount for tenants. The Althorpe Enterprise Hub offers flexible short-term leases, perfect for small businesses in the early stages of operation. This forms part of the council's wider initiative to support local enterprise through affordable workspace. There are currently 10 vacant units each of which come with 1 parking space which is situated to the rear of the building. If needed, there is also a car park located on Court Street which is a short 2-minute walk away. Externally there is a small break out area with some benches.



Accommodation

The Althorpe Enterprise Hub consists of 10 vacant office spaces:

Office 5: 155 sq ft

Office 7: 142 sq ft

Office 9: 155 sq ft

Office 11: 238 sq ft

Office 12: 177 sq ft

Office 13: 1,063 sq ft

Office 14: 209 sq ft

Office 16: 209 sq ft

Office 17: 431 sq ft

Office 18: 651 sq ft

Office No.	No. of Desks	Sq. M.	Sq. Ft	Rent includes one parking space	Service Charge	Total	Deposits from 2025/26
5	2	14.44	155.43	307.40	252.02	559.42	500.00
7	2	13.18	141.77	280.40	229.85	510.25	500.00
9	2	14.44	155.43	307.40	252.02	559.42	500.00
11	4	22.14	238.18	471.00	386.18	857.18	750.00
12	3	16.49	177.48	351.00	287.76	638.76	500.00
13	Large	98.78	1062.87	1434.90	1347.16	2782.06	2500.00
14	3	19.45	209.27	413.90	339.32	753.22	500.00
16	3	19.45	209.27	413.90	339.32	753.22	500.00
17	7*	40.05	430.94	661.40	663.23	1324.63	1500.00
18	9*	60.52	651.20	981.10	994.84	1975.94	1500.00



Location

The Althorpe Enterprise Hub is situated on Althorpe Street, just off the Radford Road (A425). The surrounding area has a blend of light industrial units and other commercial uses giving it the feel of a small business district. Located 0.6 miles from the Parade, The Althorpe Enterprise Hub offers convenient links to the heart of Leamington Spa town centre. It is also located a short 5-minute walk from Leamington Spa Railway Station, making it very useful for commuters and visitors. Located close to the A452 and a short drive from the M40 provides convenient road links for businesses based there. Local amenities include various cafes and restaurants all within walking distance.

Tenure

Available on a new lease, for a term to be agreed.



Services

Mains electricity, water, gas and drainage are connected to the property.

EPC B 42

Planning

The permitted use class is Class E.

Rent

£3,364.80 - £17,218.80 + VAT

Rates

All suites except 13, qualify for 100% small business rates relief (subject to the status of the rates payer). From 1st April 2026, Suite 13 will have a rateable value of £16,750



VAT

VAT is applicable.

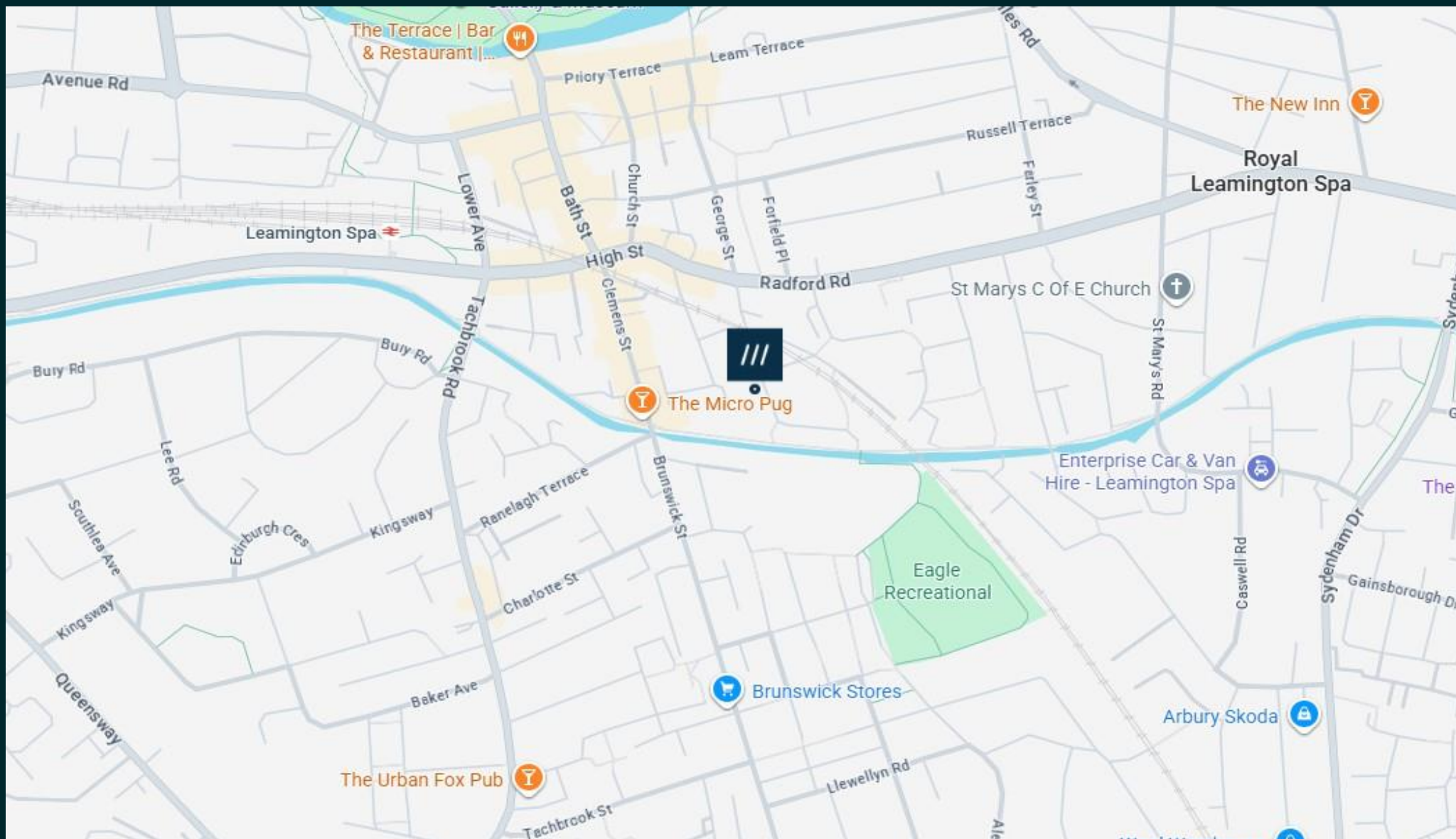
Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

Service Charge

£252.02 pcm - £1,347.16 pcm + VAT (figures shown for each office in the table above). Rent and service charge is on an all inclusive basis, excluding business rates, and electricity which is separately sub metered for every office. A description of what the service charge covers can be provided on request.





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