



25 Cross Street, Leamington Spa, CV32 4PX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£420,000

- Self-contained mid-terraced building over two floors
- EV charging point and off-street parking
- Large meeting/board room
- Wall-mounted air conditioning
- Workshop/production space at ground floor with roller shutter door and 3-phase power
- Vaulted design studio with raised floor with power and data
- Kitchen/breakout area
- Suitable for a range of uses, subject to planning

A versatile, self-contained mid-terraced building offered for sale freehold. It comprises a ground floor workshop/production space and well-appointed first floor office accommodation with a characterful vaulted design studio.

Description

25 Cross Street comprises a self-contained mid-terraced mixed-use building arranged over ground and first floor. The ground floor provides a workshop/production area with solid floors, heavy duty ducting, roller shutter door and off-street parking with EV charging. The first floor offers well-appointed office accommodation including a vaulted design studio with raised floor, large meeting/board room and kitchen/breakout area. The property benefits from a combination of flat panel LED and Cat 2 fluorescent lighting, wall-mounted air conditioning, and is considered suitable for a variety of uses subject to planning.

Location

25 Cross Street occupies a central position within Royal Leamington Spa, one of the Midlands' most desirable commercial locations, renowned for its Regency architecture, vibrant retail offering and strong local economy. The property sits within easy reach of the town's mix of independent shops, cafes and restaurants, as well as its wider amenities. Leamington Spa railway station is approximately a 5-minute drive, providing direct services to Birmingham New Street (25 minutes), London Euston (1 hour 20 minutes) and London Marylebone (1 hour 30 minutes). The M40 (J13) is accessible within approximately 12 minutes by car, offering onward connectivity to London, Birmingham and the wider motorway network.

Accommodation

Ground Floor: 1,358 sq ft
First Floor: 1,993 sq ft
Total: 2,552 sq ft NIA

Business Rates

The rateable value for the property is £27,250 effective 1st April 2026. For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Legal Costs

Each party to be responsible for their own legal costs incurred in any transactions.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC

D-86

Viewing

Strictly by prior appointment through the agents.

Tom Pugh

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Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



Plan



Measurements are calculated accurately but are not guaranteed.



For further information please email commercial@sheldonbosleyknight.co.uk