

Reference: LMS06811

4 Victoria Business Centre, Leamington Spa, CV31 2AZ

Warwick, CV31 2AZ

☆ Flexible Lease Available

To Let

£1,180 pcm

740 sq ft

Flexible Use

 [Google Maps](#)



4 Victoria Business Centre, Leamington Spa, CV31 2AZ



£1,180 per month + VAT

£14,160 p/a · £19 per sq ft



Flexible Use

For multiple industries



740 sq ft internal

69 sq m



Reference

LMS06811



Electric roller shutters



Vehicle access



Water and drainage

WHAT'S NEARBY



Leamington Spa Station

3 min drive



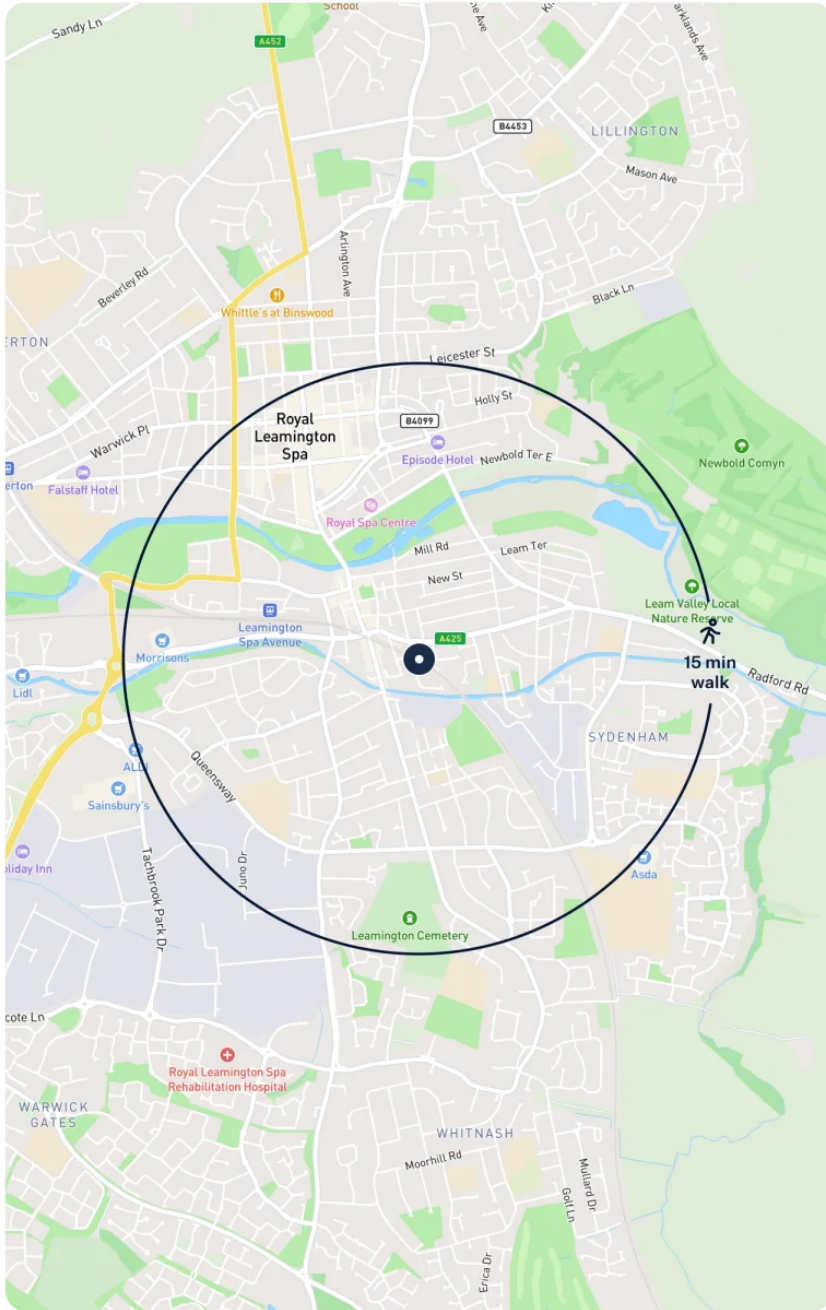
Leamington Spa Station

9 min walk



Google Maps





Location

4 Victoria Business Centre, Leamington Spa, CV31 2AZ

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[!\[\]\(cbe80b694ebd74fcfe136a095b608235_img.jpg\) Google Maps](#)

WHAT'S NEARBY



Leamington Spa Station
3 min drive



Leamington Spa Station
9 min walk

Cost Breakdown

Costs Per Month

Rent	£1,180
Business Rates	£250
Insurance	£20
Service Charge	£110
Total	£1,560

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£14,160
Business Rates	£3,000
Insurance	£240
Service Charge	£1,320
Total	£18,720

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

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