

Reference: LMS06401

Unit 36W Bath Place, Leamington Spa, CV31 3AQ

Warwick, CV31 3AQ

☆ Flexible Lease Available

Property launching soon. Enquire for an early viewing

Computer generated indicative image

To Let

£1,680 pcm

1,350 sq ft

Flexible Use

 [Google Maps](#)



Unit 36W Bath Place, Leamington Spa, CV31 3AQ



£1,680 per month + VAT

£20,160 p/a · £15 per sq ft



Flexible Use

For multiple industries



1,350 sq ft internal

125 sq m



Reference

LMS06401



24/7 access



3-Phase Power Supply



Electric roller shutters



Vehicle access

WHAT'S NEARBY



Leamington Spa Railway Station

3 min walk



Regent Street

5 min drive

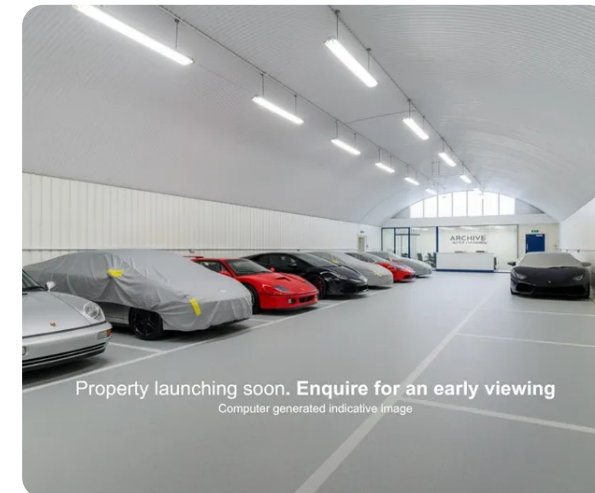


Heathcote Industrial Estate

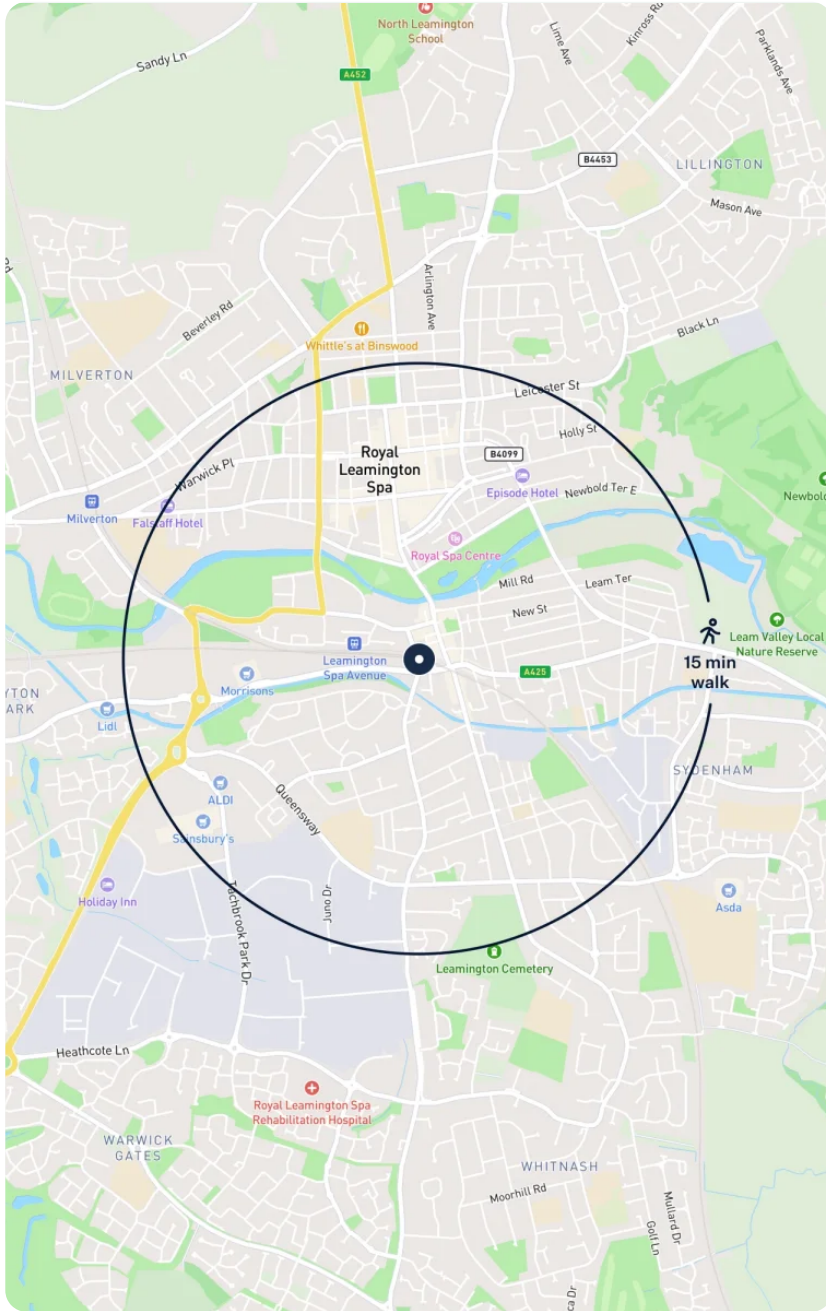
3 min drive



[Google Maps](#)



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Location

Unit 36W Bath Place, Leamington Spa, CV31 3AQ

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

WHAT'S NEARBY



Leamington Spa Railway Station

3 min walk



Regent Street

5 min drive



Heathcote Industrial Estate

3 min drive

Cost Breakdown

Costs Per Month

Rent	£1,680
Business Rates	Call for details
Insurance	£20
Service Charge	Call for details
Total	£1,700

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

Costs Per Annum

Rent	£20,160
Business Rates	Call for details
Insurance	£240
Service Charge	Call for details
Total	£20,400

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.

 **0333 554 4139**

 **info@thearchco.com**

 **thearchco.com**

