

Reference: LMS06817

1 Moss Street, Leamington Spa, CV31 2AZ

Warwick, CV31 2AZ

IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY

☆ Flexible Lease Available

To Let

£2,170 pcm

1,780 sq ft

Flexible Use

 [Google Maps](#)



1 Moss Street, Leamington Spa, CV31 2AZ



£2,170 per month + VAT

£26,040 p/a · £15 per sq ft



Flexible Use

For multiple industries



1,780 sq ft internal

165 sq m



Reference

LMS06817



3-Phase Power Supply



Electric roller shutters



Rear access



Water and drainage

WHAT'S NEARBY



Leamington Spa Station

3 min walk



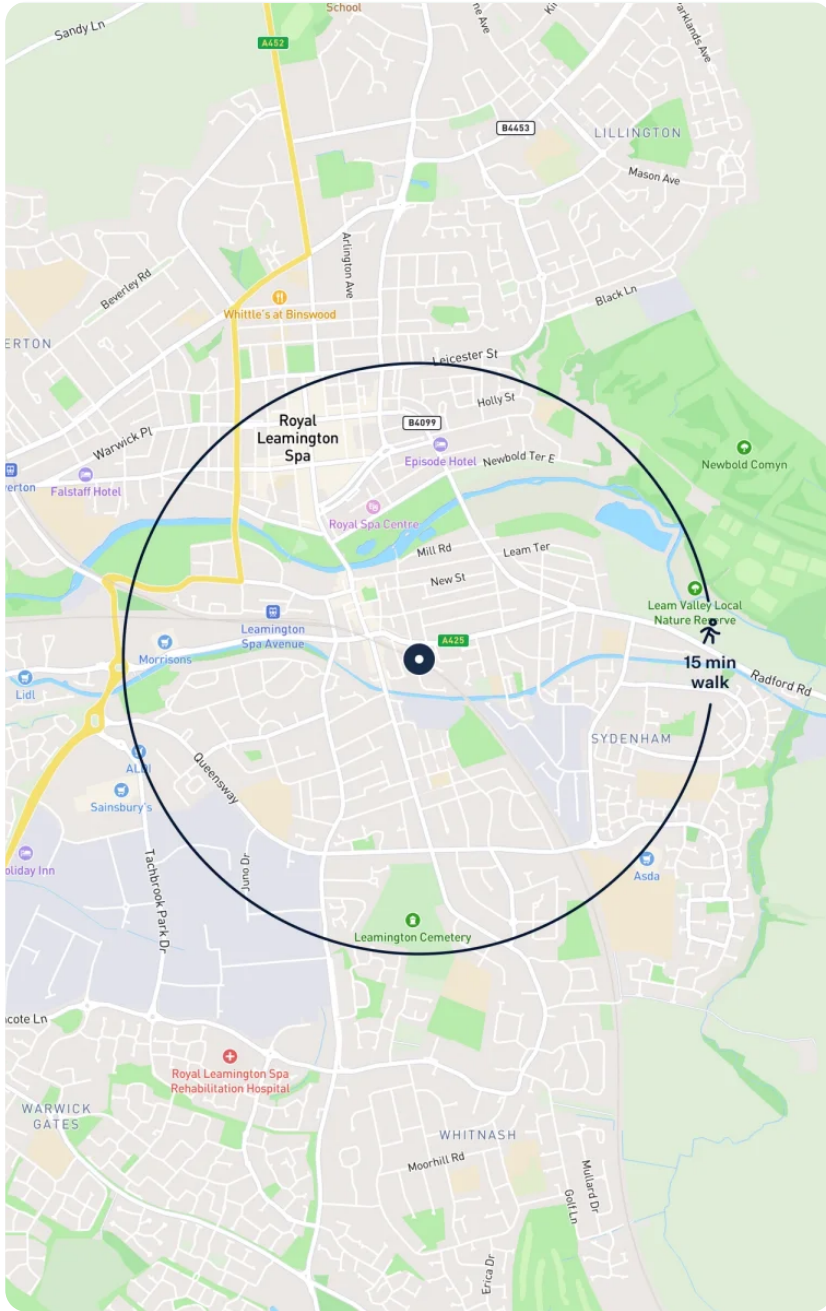
Leamington Spa Station

1 min drive



Google Maps

Images Coming Soon



Location

1 Moss Street, Leamington Spa, CV31 2AZ

 [fire.body.magma](#)

 [Google Maps](#)

WHAT'S NEARBY



Leamington Spa Station
3 min walk



Leamington Spa Station
1 min drive

Cost Breakdown

Costs Per Month

Rent	£2,170
Business Rates	£410
Insurance	£50
Service Charge	£340
Total	£2,970

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

Costs Per Annum

Rent	£26,040
Business Rates	£4,920
Insurance	£600
Service Charge	£4,080
Total	£35,640

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**

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