

# 76-86 The Parade, Leamington Spa

Suitable for gym / leisure  
+ competitive socialising



CGI image (STPP)

E Class Unit Available // 100% Prime Pitch

Basement 9,700 sq ft ( 901.6 sq m )  
+ Prominent Ground Floor Entrance

## LOCATION

Royal Leamington Spa is a picturesque town located in the heart of Warwickshire.

The unit is situated in prime pitch in the heart of the town centre, opposite Royal Priors Shopping Centre and car park, close to major occupiers including Marks & Spencer, H&M, Superdrug, Joules and Smiggle.

The redevelopment of the House of Fraser will ultimately include high quality offices above, and mixed use occupiers on the ground floor.

## ACCOMMODATION

- Basement: 9,700 sq ft (901.6 sq m)
- New, very prominent ground floor entrance Lobby.
- Good floor to ceiling height in the basement.

## LEASE

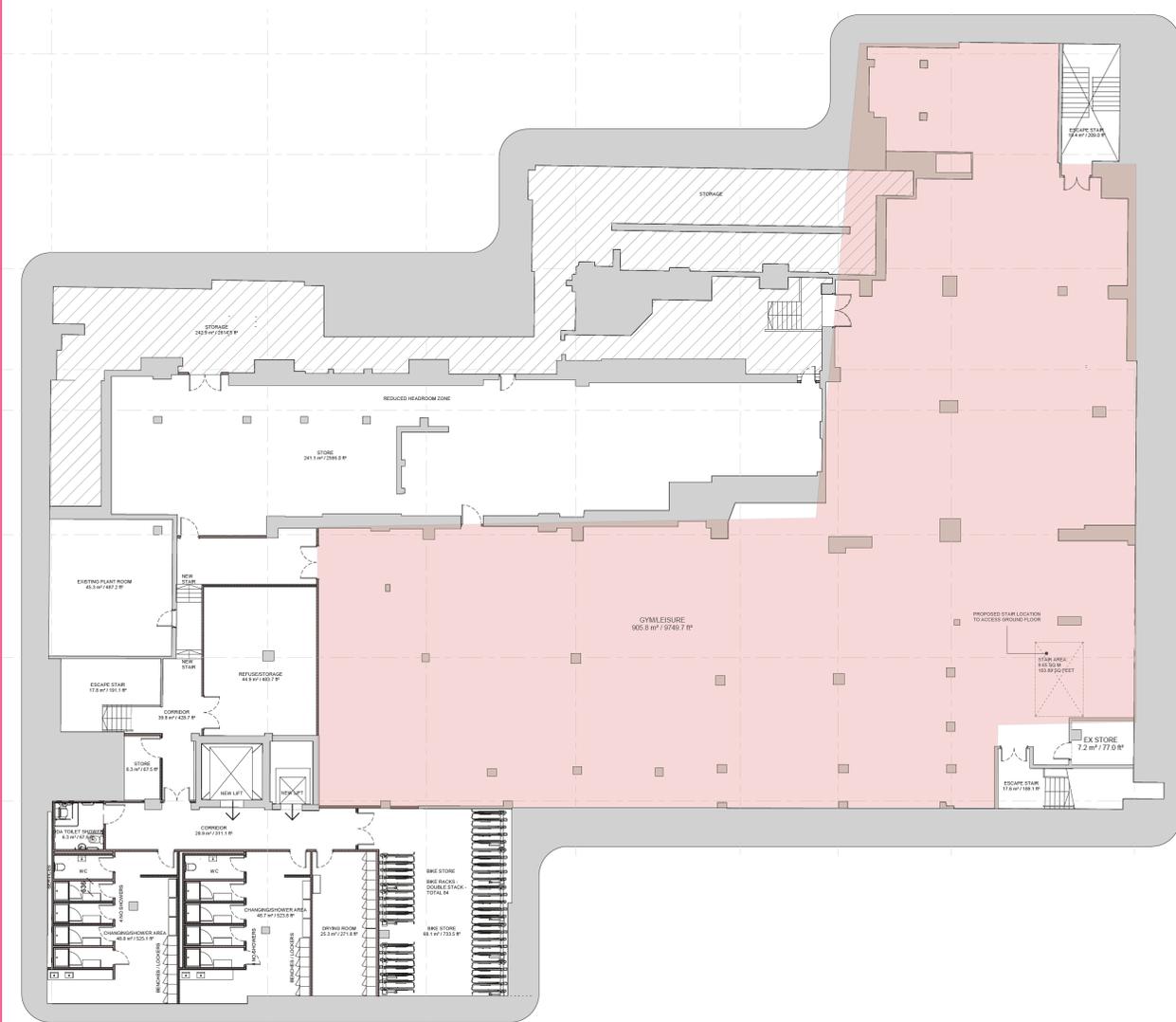
Available on a new lease for a term to be agreed.

## RENTAL

Upon application

## RATEABLE VALUE

£TBC



## VIEWING

For further information, please contact:

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**THE  TIMES**

## Leamington Spa, Warwickshire — Best Places to Live in the UK 2020

Elegant architecture and cutting-edge tech keep this  
Regency gem on our list for another year



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