



# Business Premises To Let

Units ranging in size from 172 sq ft to 1,775 sq ft



01788 551500



[sfwbc@warwickshire.gov.uk](mailto:sfwbc@warwickshire.gov.uk)

## Holly Walk House

56-58 Holly Walk  
Leamington Spa  
Warwickshire  
CV32 4JE





Holly Walk House Grade II-listed building

**Warwickshire County Council's Business Centres are purpose-built to support the growth of small and medium-sized enterprises (SMEs) across the county.**

Strategically located throughout Warwickshire, we offer flexible, high-quality office and industrial space designed to meet the evolving needs of local businesses, from first-time office users to expanding enterprises.

By choosing a Warwickshire Business Centre, you're not just renting space, you're joining a thriving, supportive business community backed by a council committed to your success.

## What sets us apart



**Council-backed confidence:**  
As a publicly owned initiative, our centres reinvest in the local economy, offering stability, transparency, and a commitment to community growth.



**Tailored for SMEs:** Whether you're moving from a home office or scaling up, our spaces adapt to your journey.



**Flexible terms:** Easy-in, easy-out 28-day break clauses with no hidden costs.



**Majority of units fall under the threshold for rates relief meaning zero rates payable.\***



**Modern facilities:** From offices to light industrial spaces, meeting rooms, and 24/7 access.



**Supportive ecosystem:** Our teams understand local business needs and connect you to Warwickshire's wider business support network, including the Skills Hub and Business Growth Warwickshire programmes.



**Community-driven:** Communal spaces and events foster collaboration, wellbeing, and networking.

**\*We advise all parties to seek advice from the relevant local authority.**





## Services & Amenities



Listed building with  
period features



Out of hours  
CCTV monitoring



24/7 Key card  
access



Free onsite car  
parking



Phone &  
internet included



Convenient  
perimeter trunking



Gas central  
heating



Comfort cooling  
in select units

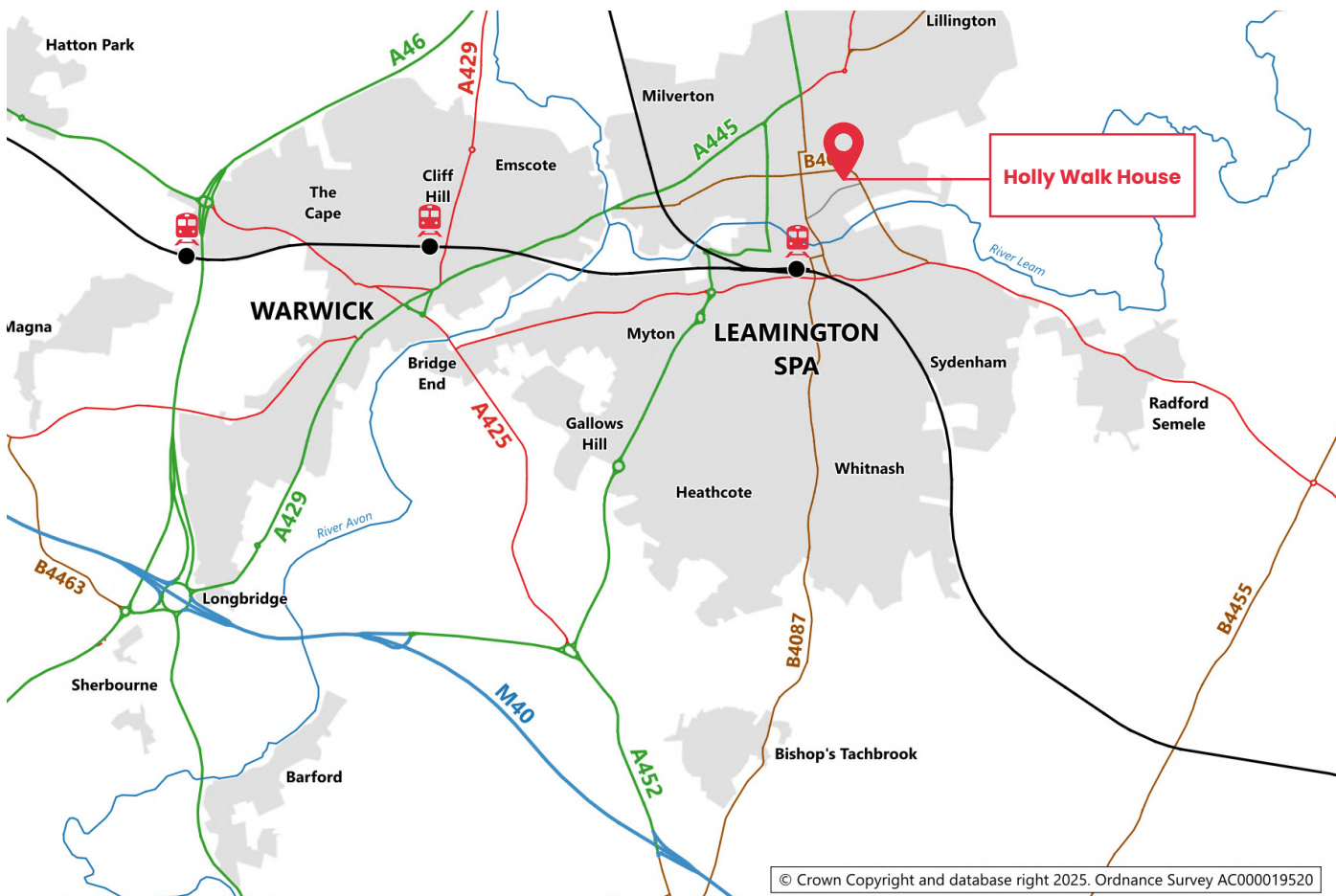


Communal  
kitchen facilities



Shower & toilet  
facilities





## Location & Transport

**Holly Walk House** is a grade II listed building which has been modernised into beautiful office spaces in the heart of Leamington Spa.



Leamington Spa  
Train Station  
20 minute walk



Easily reached  
from the M40  
and M45

## Contact Us



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## Our Other Business Centres

**Smallbrook Business Centre** Bidford On Avon  
**Church Lawford Business Centre** Rugby  
**Sir Frank Whittle Business Centre**, Rugby

01788 551500  
[sfwbc@warwickshire.gov.uk](mailto:sfwbc@warwickshire.gov.uk)

**Eliot Park Innovation Centre** Nuneaton  
**Bermuda Innovation Centre** Nuneaton

02476 796400  
[eliotpark@warwickshire.gov.uk](mailto:eliotpark@warwickshire.gov.uk)

**Centenary Business Centre** Nuneaton  
**Hammond Business Centre** Nuneaton  
**Pool Road Business Centre** Nuneaton

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