



Property Highlights

- Recently refurbished back to frame
- Ground floor – provided to CAT A finish
- First floor – fully fitted
- New VRF heating and cooling system
- Parking ratio of 1:250 sq.ft. (127 spaces)
- EV charging bays
- Fully accessed raised carpeted floors
- New metal plank suspended ceiling with new LED lighting
- Cycle storage / showers / changing facilities
- EPC B(33)

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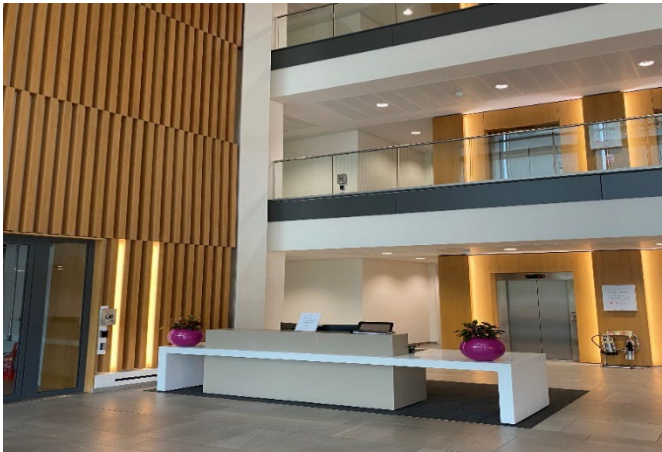
Location

Aura is situated approximately 1.5 miles south of Leamington Spa Town Centre. The property fronts Harrison Way and Tachbrook Road (B4087), which provides direct access to Junction 13 of the M40 motorway and Leamington Spa Railway Station. Aura is ideally placed to access and benefit from the town's comprehensive retail and leisure facilities.

Description

Recent back to frame refurbishment. Grade A office space which is accessed off an impressive double height reception and benefits from fully accessed raised carpeted floors, metal plank suspended ceiling with LED lights. The space is fully air-conditioned via a new VRF system.

The building has generous car parking to the front and sides which includes EV charging facilities.



Highlights

- New VRF heating and cooling system
- New metal plank suspended ceiling with new
- LED lighting
- Fully raised access carpeted floors
- First floor demise is fully fitted to include furniture and meeting rooms.
- Toilet and shower facilities
- Parking ratio of 1:250 sq ft (127 spaces in total)
- EV charging bays
- Cycle storage
- EPC B(33)

Accommodation

Description	Sq M	Sq Ft
Ground Floor	2,027	21,822
First Floor (Fully fitted)	884	9,515
Total	2,911	31,337

Areas are approximate and are measured on an NIA basis.

EPC Rating

B(33)

Business Rates

GF - Rateable Value (2023 list) - £267,540

FF- To be assessed

Occupiers are advised to make their own enquiries.

Services

We understand that all mains' services are connected

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

The lease expires in March 2032.

Proposal

Offers are invited for the sub-let of the leasehold interest as a whole or on a floor by floor basis.

Viewings

Strictly by appointment with sole agents, Cushman & Wakefield.



TO LET

Aura – Ground floor

Harrison Way, Leamington Spa, CV31 3HH

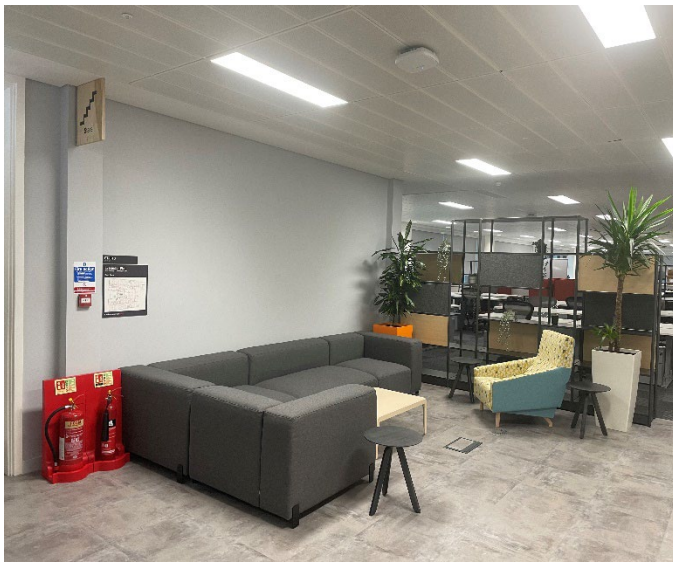
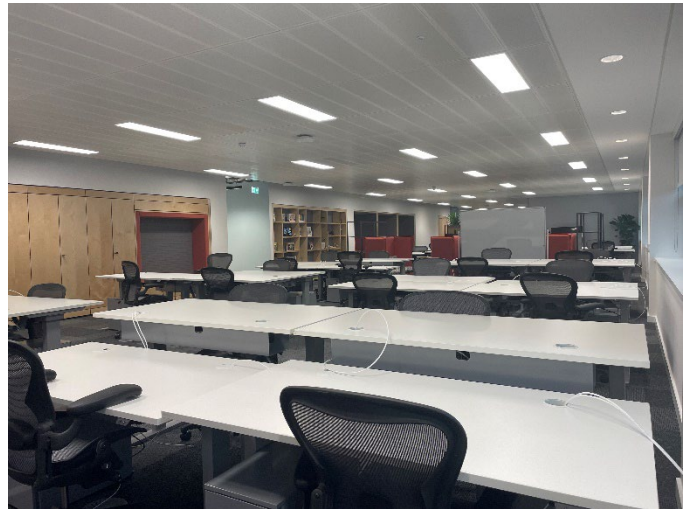
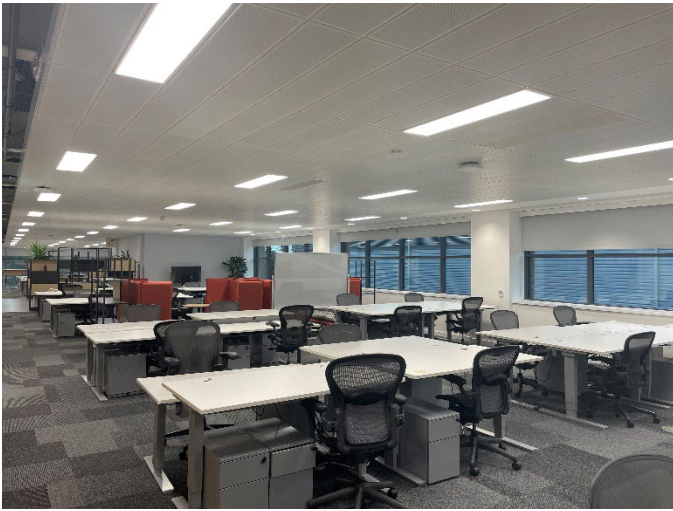




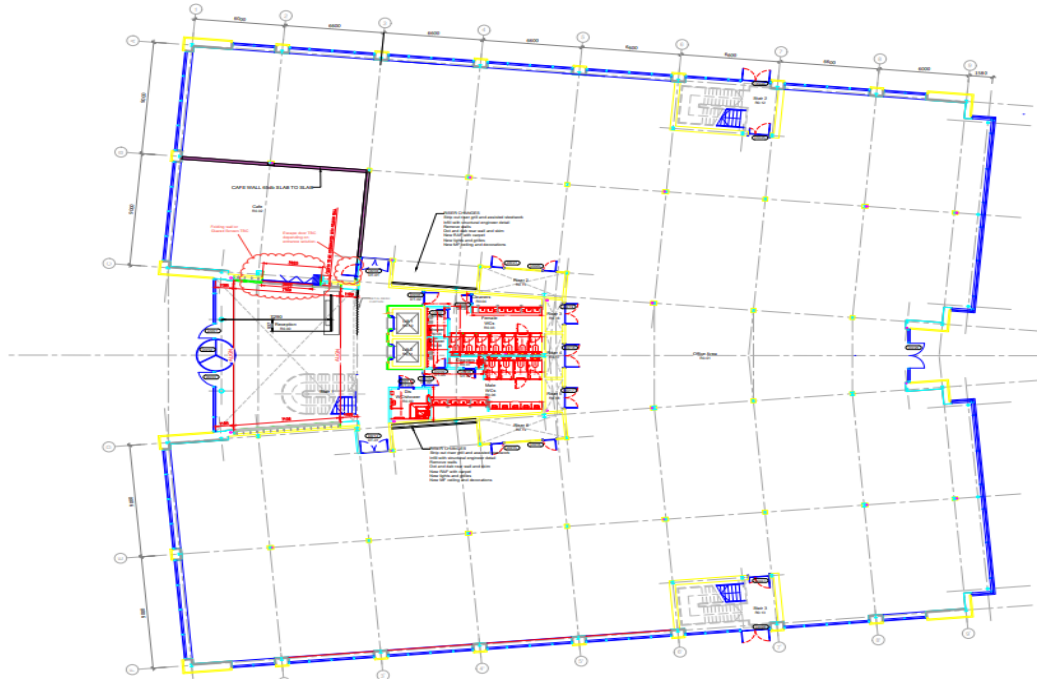
TO LET

Aura – First floor

Harrison Way, Leamington Spa, CV31 3HH

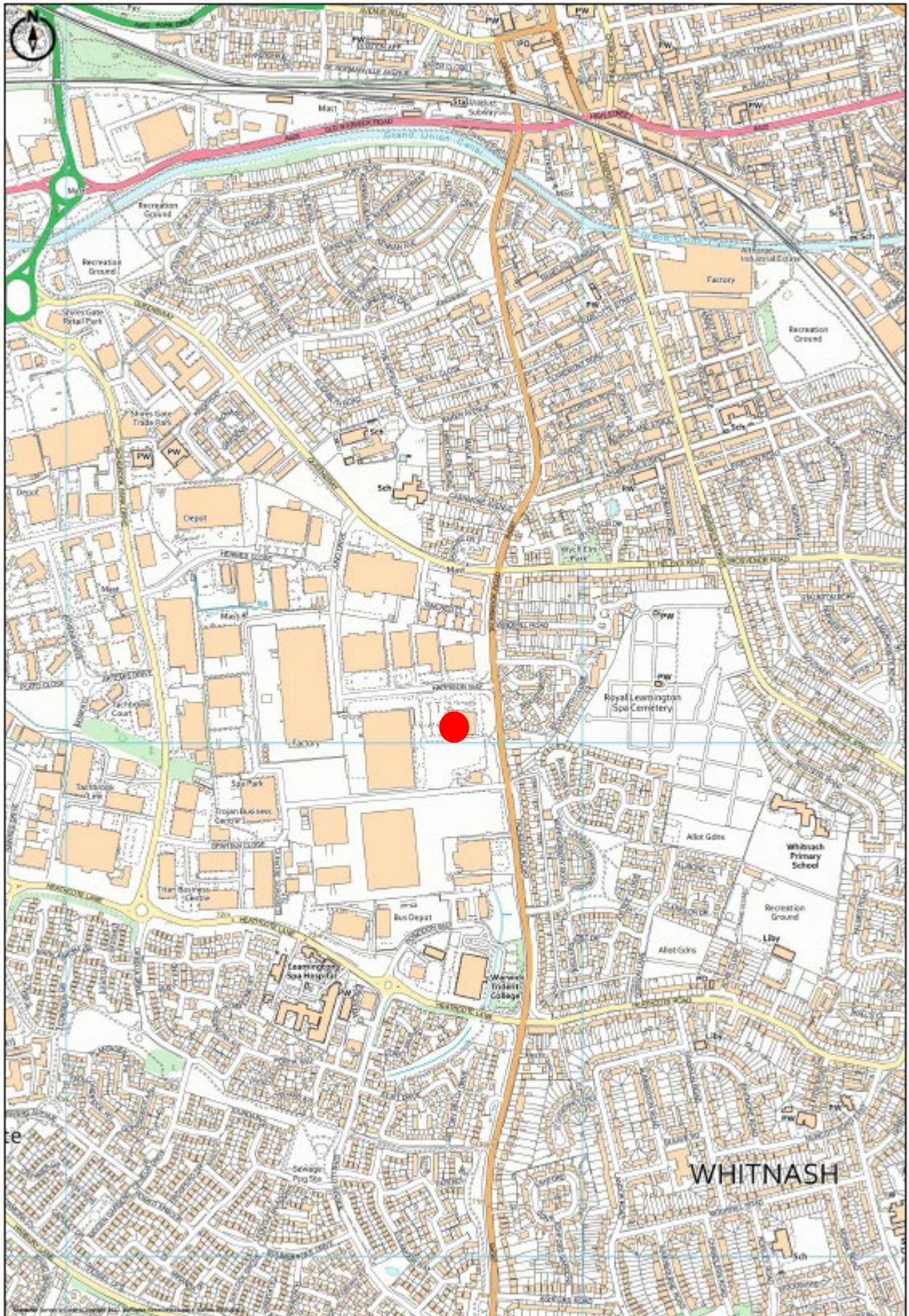


Ground Floor



Part 1st Floor







Particulars prepared February 2024

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