



OLYMPUS HOUSE

OLYMPUS AVENUE • LEAMINGTON SPA • WARWICKSHIRE • CV34 6BF

TO LET

6,756 - 13,512 sq ft
(623 - 1,255 sq m)

Modern First Floor Offices

- Available Immediately on New Sub-Lease
- A landmark headquarters office building located on Leamington Spa's premier office location
- Occupying Prominent Position Fronting A452 Europa Way
- Within Close proximity of Leamington Station

Rent Available Upon Request





THE PREMIER OFFICE LOCATION IN LEAMINGTON SPA



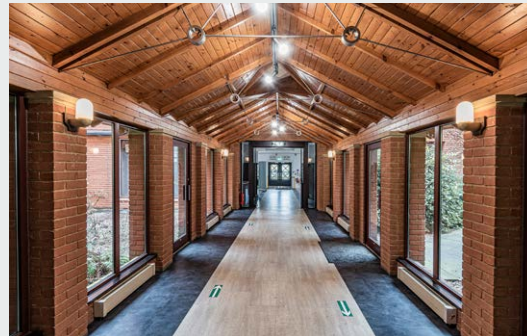
Location

The property is located on Tachbrook Park, the premier office location in Leamington Spa, 2 miles to the South of the town centre. Leamington Spa is located some 28 miles to the south east of Birmingham, 5 miles to the east of Warwick and 94 miles to the north west of London.

Leamington Spa is a prosperous and historic spa town in central Warwickshire, to the south of the West Midlands conurbation along the M40 corridor. It has a resident population of over 56,000, which is more affluent than the national average, and over 553,000 people living within a 12 mile radius. Leamington Spa has experienced above average employment growth of 2.9% over the last 5 years and the population is forecast to grow by 1.5% over the next 5 years.

Leamington Spa benefits from excellent communication links, being accessed from junctions 13 and 14 of the M40. The M40 links with the M42 to the north west which provides access to the M6 and M5 and the wider motorway network.

Leamington Spa railway station operates regular services with a journey time to London Marylebone of 80 minutes and Birmingham New Street of 28 minutes. Birmingham International Airport is some 16 miles to the north west and is one of the fastest growing airports in the country and is currently the 5th largest in the UK.





Specification

Accommodation to be refurbished to include:

- Large Open Floorplate Office Accommodation located in Headquarter Style Office Building
- Raised Access Floors (tenants to be responsible for own data, Caballing and floor boxes)
- Carpet Tile Floor Coverings
- Neutral decoration throughout
- Double Glazed, Aluminium Framed Windows (Triple Aspect) meaning excellent natural light
- Suspended ceiling incorp LED lighting
- Gas Fired Central Heating plus Air Conditioning Units
- On site Parking for approx. 50 Cars
- Manned Reception between the hours of 8:30 -17:30
- Passenger Lifts & WCs

Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

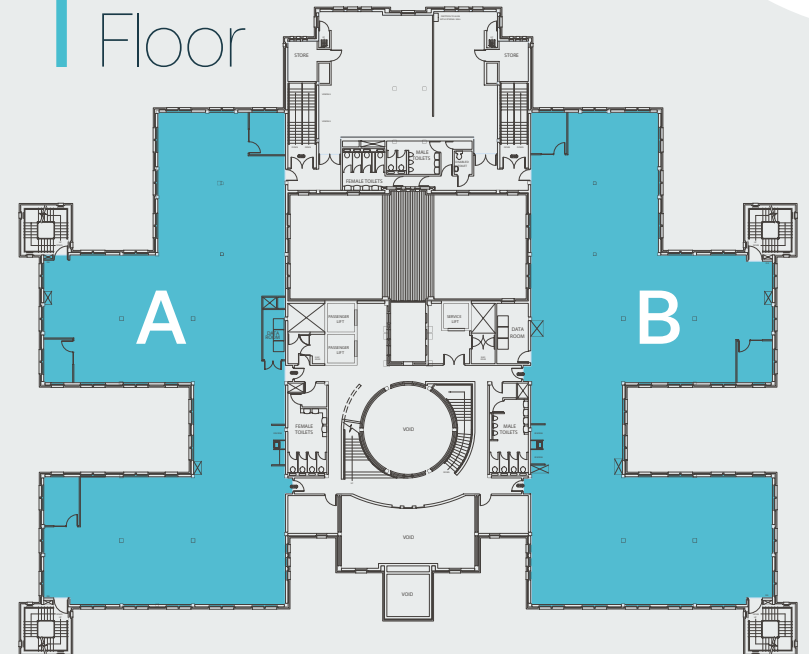


Accommodation

The property provides the following Net Internal Areas:

Wing	Use	Sq ft	Sq m
A	Office	6,756	623
B	Office	6,756	623
Total		13,512	13,512

1 First Floor



Business Rates

Estimated Rateable Value: **£175,656**

Estimated Rates Payable: **£87,365.45**

Service Charge

Electricity, Gas and water will all be re-charged separately on a pro-rata floor area basis.

The Head Tenant will levy a service charge to cover maintenance to the building, common areas and external areas. It will also cover buildings insurance. This is currently £8.50 PSF excl.

Tenure

The property is available by way of a new sub lease on terms to be negotiated

The quoting rent is available upon request.

Please note that all figures quoted are exclusive of VAT which is applicable.

EPC

E122 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.





Viewing

Strictly by prior arrangement with the sole agents:

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