

For Lease (May Sell)

Office



Pegasus House 5

Pegasus Court, Tachbrook Park, Warwick CV34 6LW

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

779 - 1,560 Sq Ft
£300,000 for the Freehold/£27,500
Per Annum

Key Features

- Modern office accommodation
- Glazed partitions on the first floor
- Raised access flooring
- 4 parking spaces
- Virtual tour:
<https://my.matterport.com/show/?m=7wyLow9w6Aj>



**Pegasus House 5, Pegasus Court, Tachbrook Park,
Warwick, Warwickshire, CV34 6LW**



Location

The property is situated off Olympus Avenue, close to the junction of Europa Way. The development is a well-maintained Business Park located within a short distance of Leamington Spa and Warwick Town Centers and is walking distance from the Leamington Spa Shires Retail Park. Major occupiers on the Business Park include Tata, Wright Hassall, Kantar, Antolin, Siemens and Bravissimo. The offices are only 3.5 miles from Junction 13 & 14 of the M40 Motorway and are situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham. Furthermore, the building is only a fifteen-minute walk from Leamington Station providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 Mins).

Description

The available office comprises the whole of 5 Pegasus House, a two storey end terrace office building. The office benefits from suspended ceilings with ceiling mounted heating/cooling system, carpet tiles and full access raised floors with floor boxes in situ. The first floor also has glass partitions, which divides the floor into 5 separate offices.

The property also benefits from 4 parking spaces.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	779	72.37
First Floor	781	72.55
Total	1,560	144.92

Business Rates

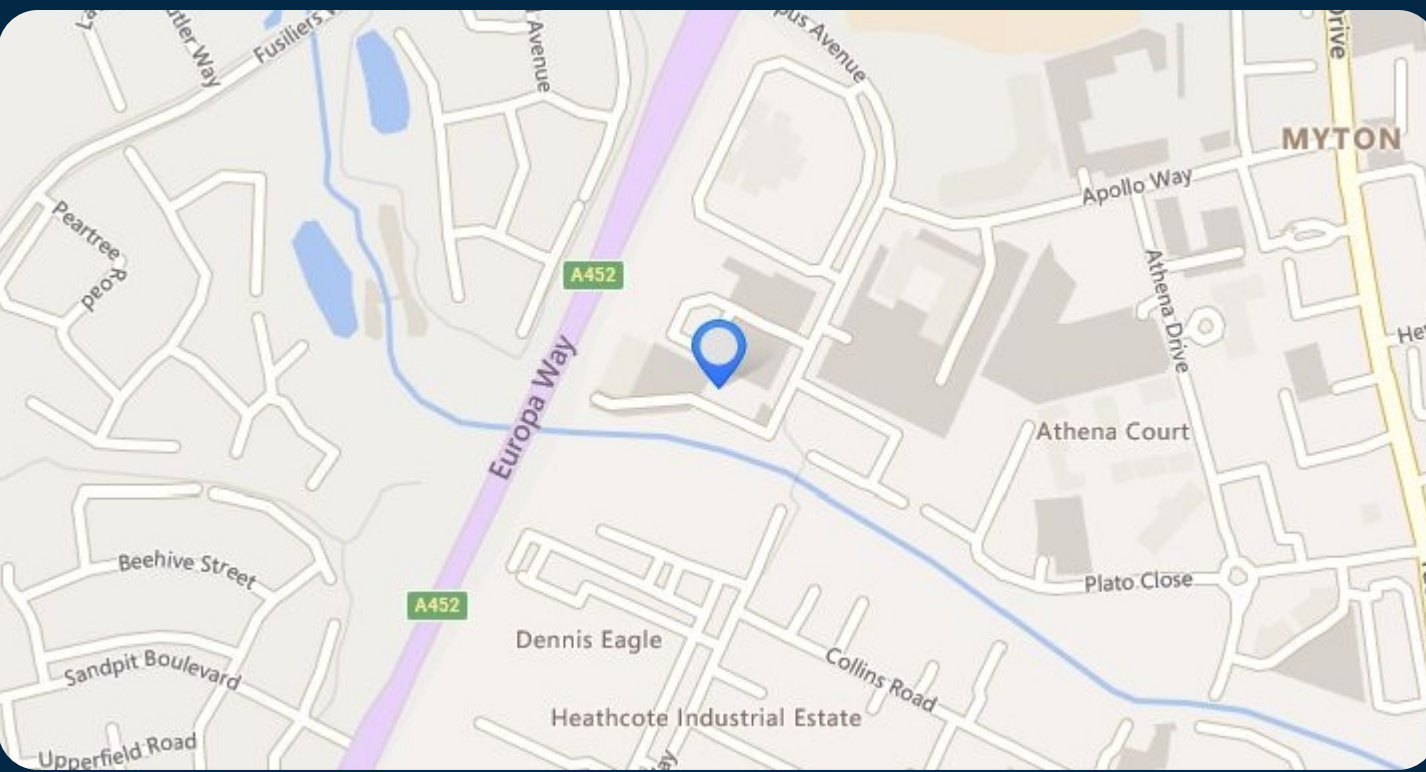
Rateable value: £25,500

EPC

B49

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

An estates service charge will be levied to contribute towards the cost of communal upkeep and maintenance of the development. This is thought to be in the region of £1,556.80 Per Annum excl.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with Bromwich Hardy our our joint agent Wareing & Co.



Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



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