

Available on a
Floor by Floor basis

TO LET
**Head
Office
Premises**

20,180 ft²
(1,874.72 m²)

Europa House
Pegasus Court
Tachbrook Park
Warwick
CV34 6LW



**CUSHMAN &
WAKEFIELD**



Superb Headquarters Office Building
Undergoing Comprehensive Refurbishment
to provide Grade A accommodation with
onsite car parking in prime location close
to Junctions 13 and 14 of the M40 Motorway

Property Highlights



**CORPORATE
HEADQUARTERS
STYLE BUILDING**



**SUPERB
CENTRAL
LOCATION**



**OPEN PLAN AND
CELLULAR OFFICE
ACCOMMODATION**



**3 MILES
J13 / J14 M40
MOTORWAY**



**FULL ACCESS RAISED
FLOORS WITH FLOOR
BOXES IN SITU**



**CLOSE TO STATION,
HOTEL AND MAJOR
RETAIL PARK**



**72 ON-SITE
PARKING
SPACES**



**NEW LED
LIGHTING
THROUGHOUT**



**12 EV
CHARGING
POINTS**



**SHOWER UNIT
ON SECOND
FLOOR**



**NEW PV PANELS
PROVIDING CIRCA
41,500 kwh ANNUALLY**



**NEW CARPET TILES
THROUGHOUT THE
MAJORITY**



Refurbishment works to be completed April 2021





Location

Europa House is situated in a prominent position overlooking Europa Way, the principal road linking Leamington Spa town centre with the M40 motorway.

Europa House is situated within the Tachbrook Park Business Park and is accessed off Olympus Avenue.

Tachbrook Park itself comprises a 132 acre development situated directly to the south of the Leamington Retail Park where occupiers include J Sainsbury, Starbucks, Next, Boots and Argos.

Junctions 13 & 14 of the M40 motorway lie approximately 3 miles to the south east of Europa House and Leamington Spa town centre is approximately 1.5 miles to the north of the property.

Europa House also enjoys excellent accessibility to Leamington Spa railway station which offers direct services to London Marylebone.

Description

Europa House comprises a three storey HQ office building with a total net internal area of 20,180 sq. ft (1,874.72 sq m).

The building enjoys striking elevations of a combination of brickwork, glazing and composite cladding. The specification of Europa House includes raised accessed floors and air comfort cooling.

Internally the office accommodation is a combination of open plan and more cellular space. Each floor also includes male and female toilet facilities.

Externally the property has the use of 72 car parking spaces including an area of grass crete.



A superb headquarters office building

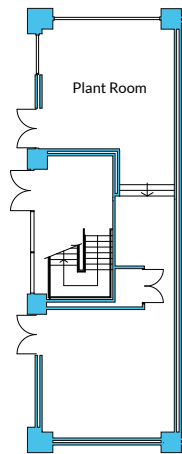
Floor Plans

Europa House offers a combination of modern open plan and cellular office space over spread over three floors.

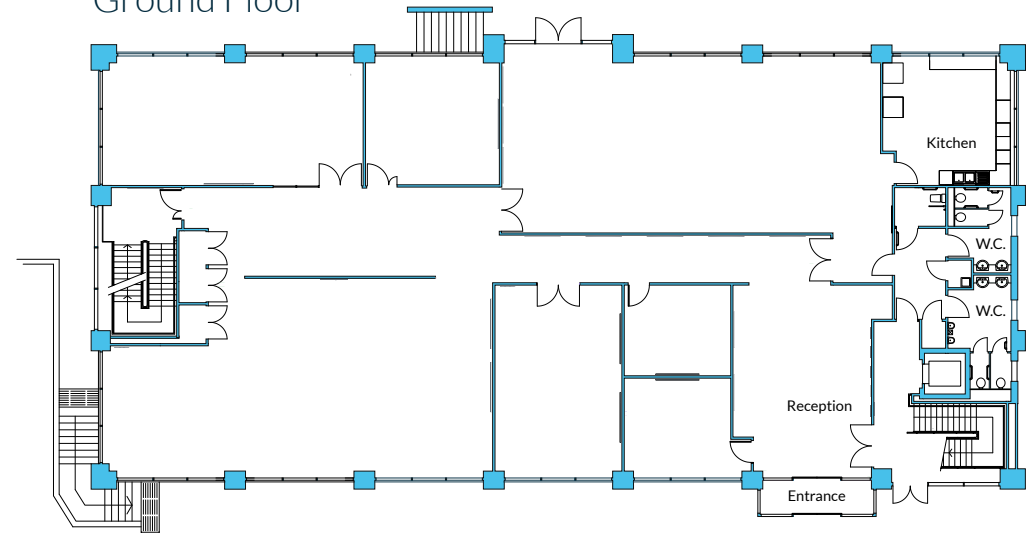
Accommodation

	sq ft	sq m
Ground Floor	6,650	617.80
First Floor	6,765	628.46
Second Floor	6,765	628.46
Total	20,180	1874.72

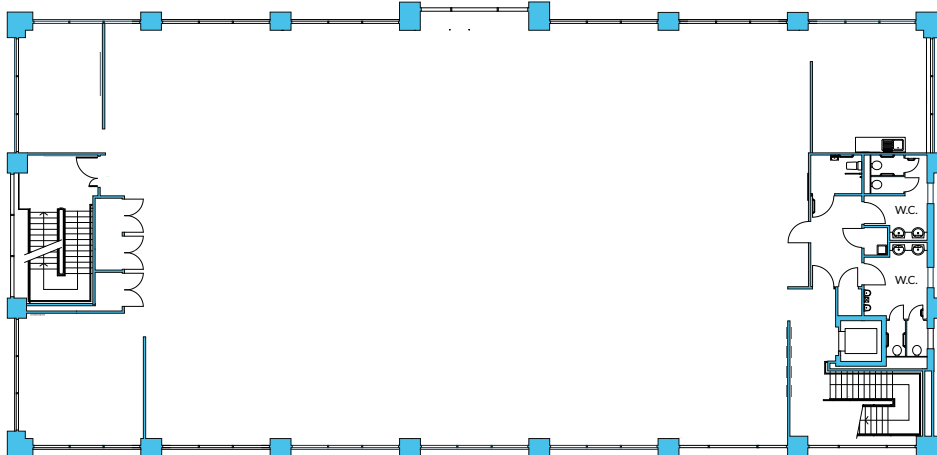
Basement



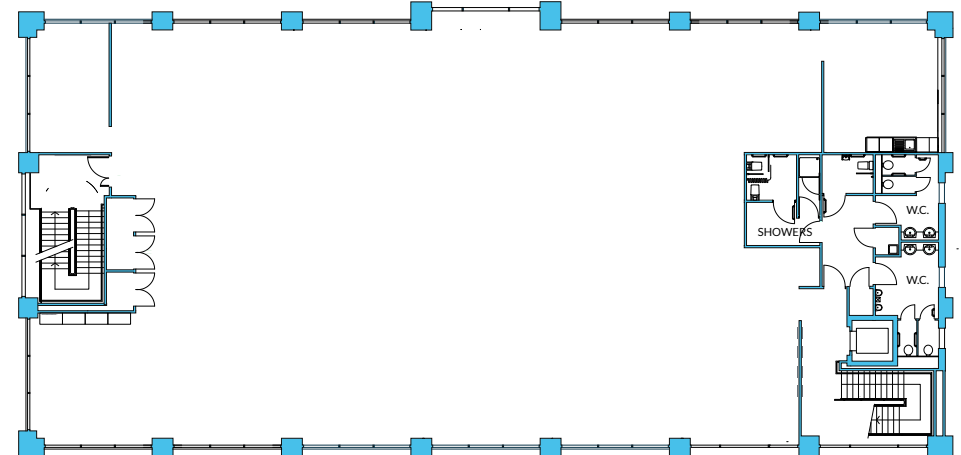
Ground Floor



First Floor



Second Floor



Tenure

Europa House is available to let by way of a new lease direct with the Landlord on terms to be agreed.

Rent

The quoting rent is £20.00 per sq ft per annum for the whole or part (rents are exclusive of VAT).

Ground Floor	£133,000
First Floor	£135,300
Second Floor	£135,300
Whole property	£403,600

Business Rates

Rateable Value = £234,550

Uniform Business Rates = (2019/20) 50.4p in £

Rates Payable = £118,213

Legal Costs

Each party will bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

EPC

TBC following refurbishment.



Viewings

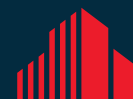
Strictly by appointment
with the sole agent
Bromwich Hardy.



Michelle Mills

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**CUSHMAN &
WAKEFIELD**



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