



FOR SALE
**Head
Office
Premises**

20,180 ft²
(1,874.72 m²)

Europa House
Pegasus Court
Tachbrook Park
Warwick
CV34 6LW

BROMWICH
024 7630 8900
**h
ARDY**



**CUSHMAN &
WAKEFIELD**



Superb Headquarters Office Building 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



RAISED FLOORS & SUSPENDED CEILINGS



CLOSE TO STATION, HOTEL AND MAJOR RETAIL PARK



72 ON-SITE PARKING SPACES



SHOWER UNIT ON SECOND FLOOR



A superb headquarters office building.



PARKER HANNIFIN

GRUPO ANTOLIN

PARKER HANNIFIN

AC LLOYD

ATHENA COURT

CALOR

TATA TECHNOLOGIES

LEAMINGTON SHOPPING PARK

WPP

WRIGHT HASSALL

HOLIDAY INN

EUROPA HOUSE

DENNIS EAGLE

A452 EUROPA WAY



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.



Situated in a superb central location.

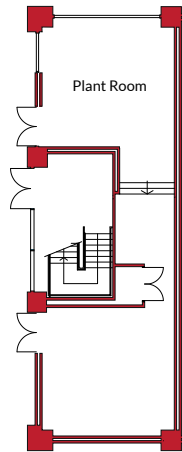
Floor Plans

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

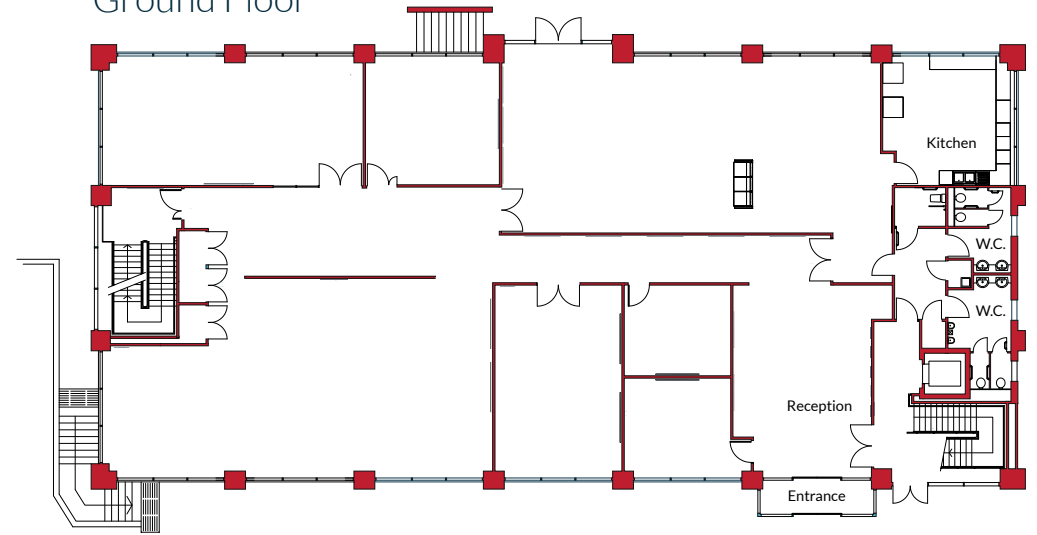
Accommodation

	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

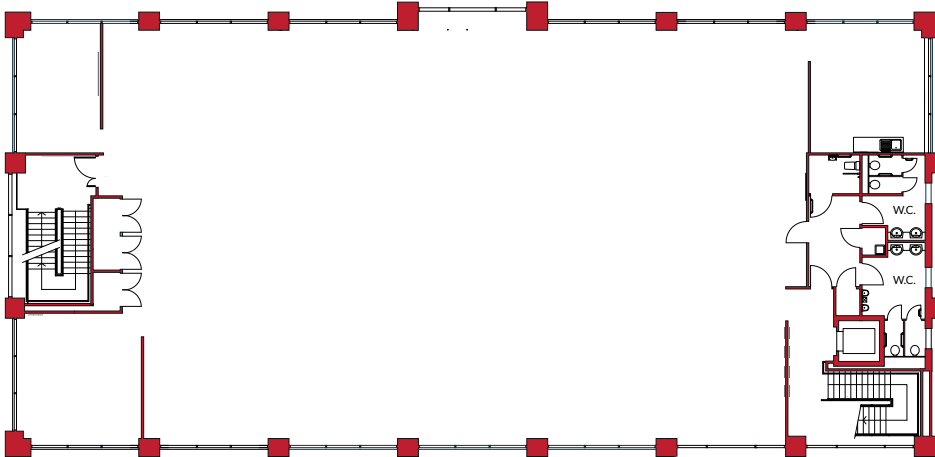
Basement



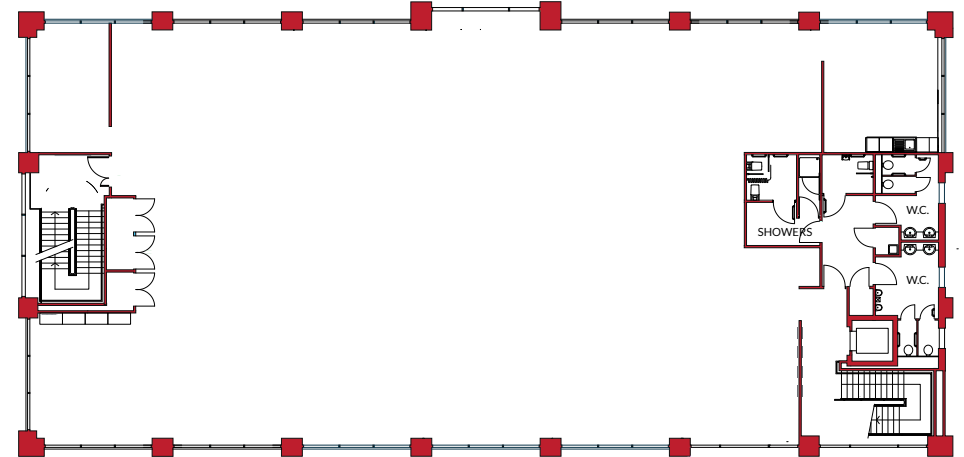
Ground Floor



First Floor



Second Floor



Terms

Europa House is available FOR SALE on a FREEHOLD basis. Price available from the sole agents.

Business Rates

Rateable Value = £234,550

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

Rates Payable = £118,213

Legal Costs

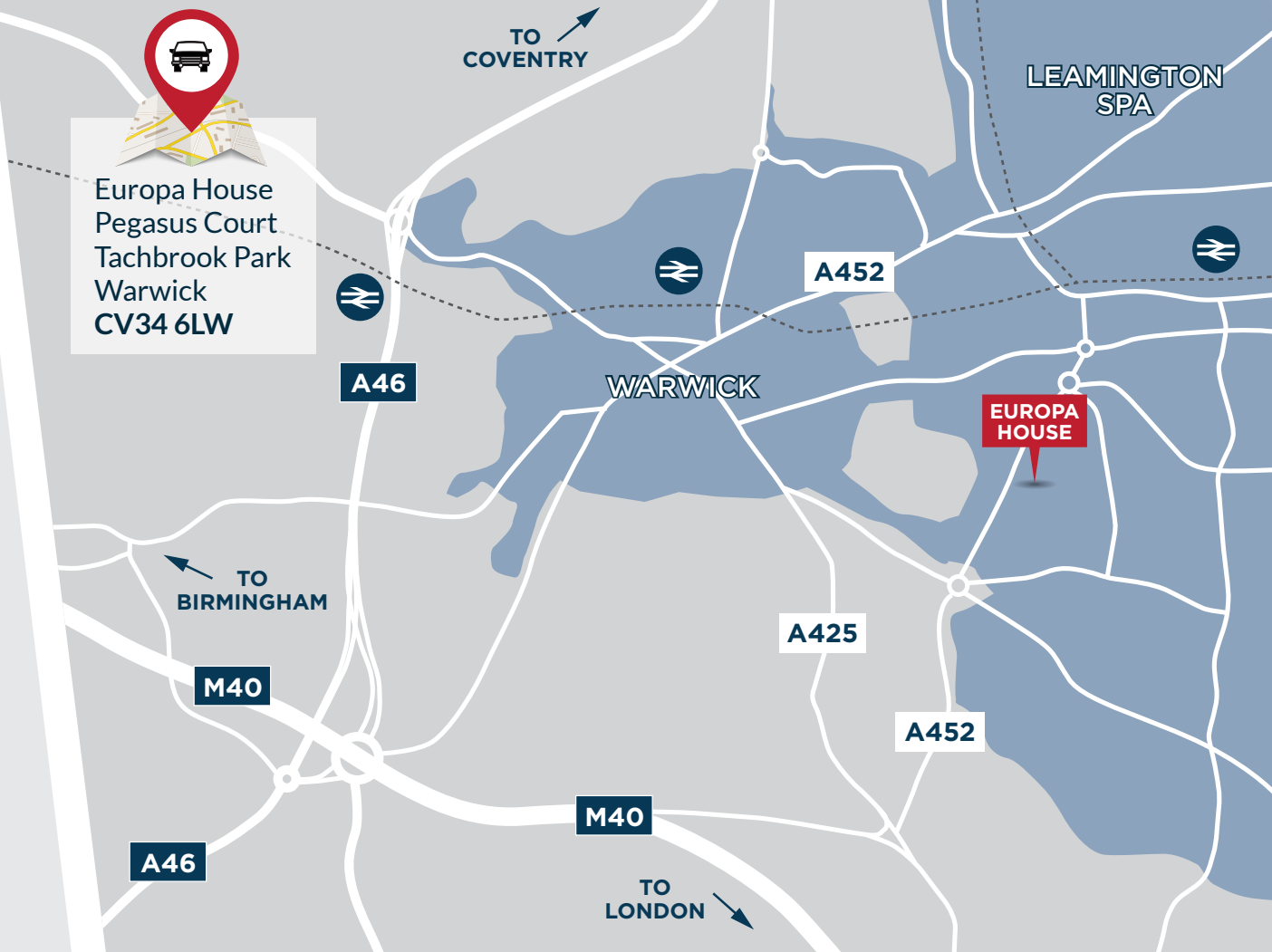
Each party will bear their own legal costs incurred in this transaction.

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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02476 308 900



CUSHMAN & WAKEFIELD



David Rigby



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