



Globe House

Warwick Technology
Park,
Gallows Hill, Warwick,
CV34 6NZ

**MODERN
OFFICES**

TO LET

20,659 – 42,388 SQ FT

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COMING SOON

- TO BE REFURBISHED
- Creating Grade A specification.
- Modern open plan accommodation
- New heating/cooling, EPC B (min target), EV Charging
- Excellent car parking ratio (1:204 sq ft)

Ready to talk?
Please Call/ Email

Douglas Bonham
07920077100
Douglas.Bonham@colliers.com

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Warwick Technology Park, Warwick, CV34 6NZ

Location

Warwick Technology Park is prominently situated on the northern side of Gallows Hill, which runs between Warwick to the West and Royal Leamington Spa to the East.

The park is within 3km (2miles) of both junctions 13 and 14 of the M40 Motorway.

Warwick Technology Park is the premier office park in the area comprising an attractive landscaped office campus of 11 office buildings around a central estate road. The park has attracted a number of multi-national occupiers including National Grid, Mid-counties Co-Op, Baker Hicks and Wolseley.

Description

Globe House, comprises a well specified, attractive two storey office building. The property benefits from double height glazed reception area and flexible rectangular floorplates arranged around a central open courtyard.

The property is to be refurbished to include the following specification:

- Double height glazed reception areas.
- Air conditioning
- Full access raised floors.
- Suspended ceilings with LED lighting.
- Shower room.
- EV Charging
- EPC B (target)
- Separate male, female and disabled WCs
- Eight-person passenger lift.

Car Parking

208 secure onsite car parking spaces are provided, equating to a ratio of 1 space per 204 sq ft.



Accommodation

The accommodation comprises the following IPMS3 floor areas

Description	Sq M	Sq ft
Reception	76.0	818
Ground	1,919.3	20,659
First	1,942.7	20,911
TOTAL	3,938.0	42,388

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The Lease

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.

The Rent

Upon application.

Business Rates:

Globe House has a Rateable Value of £600,000 obtained from the Valuation Office Rating List., equating to an approximate rates payable of £7.25 per sq ft per annum.

Interested parties are advised to make their own enquiries with the Local Authority (Warwick) for verification purposes.

Service Charge

A Landlord's service charge will be levied in respect of the upkeep and maintenance of the building's common parts.

VAT

All prices quoted are exclusive of VAT.

Viewing

Strictly by appointment with the sole agent, Colliers:

Douglas Bonham

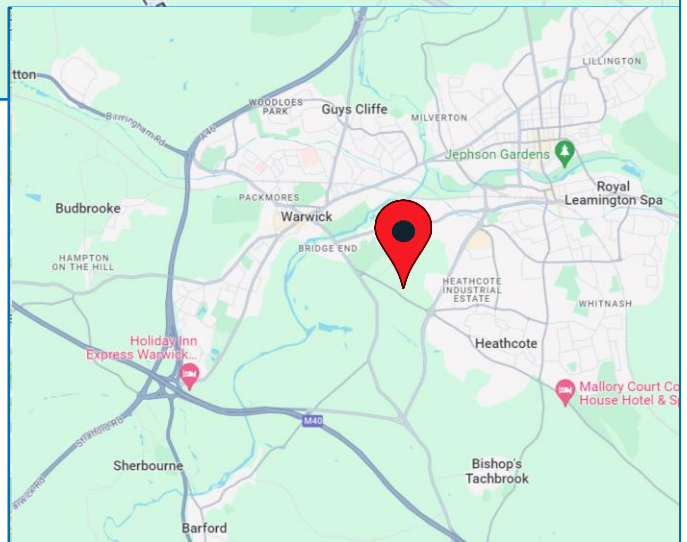
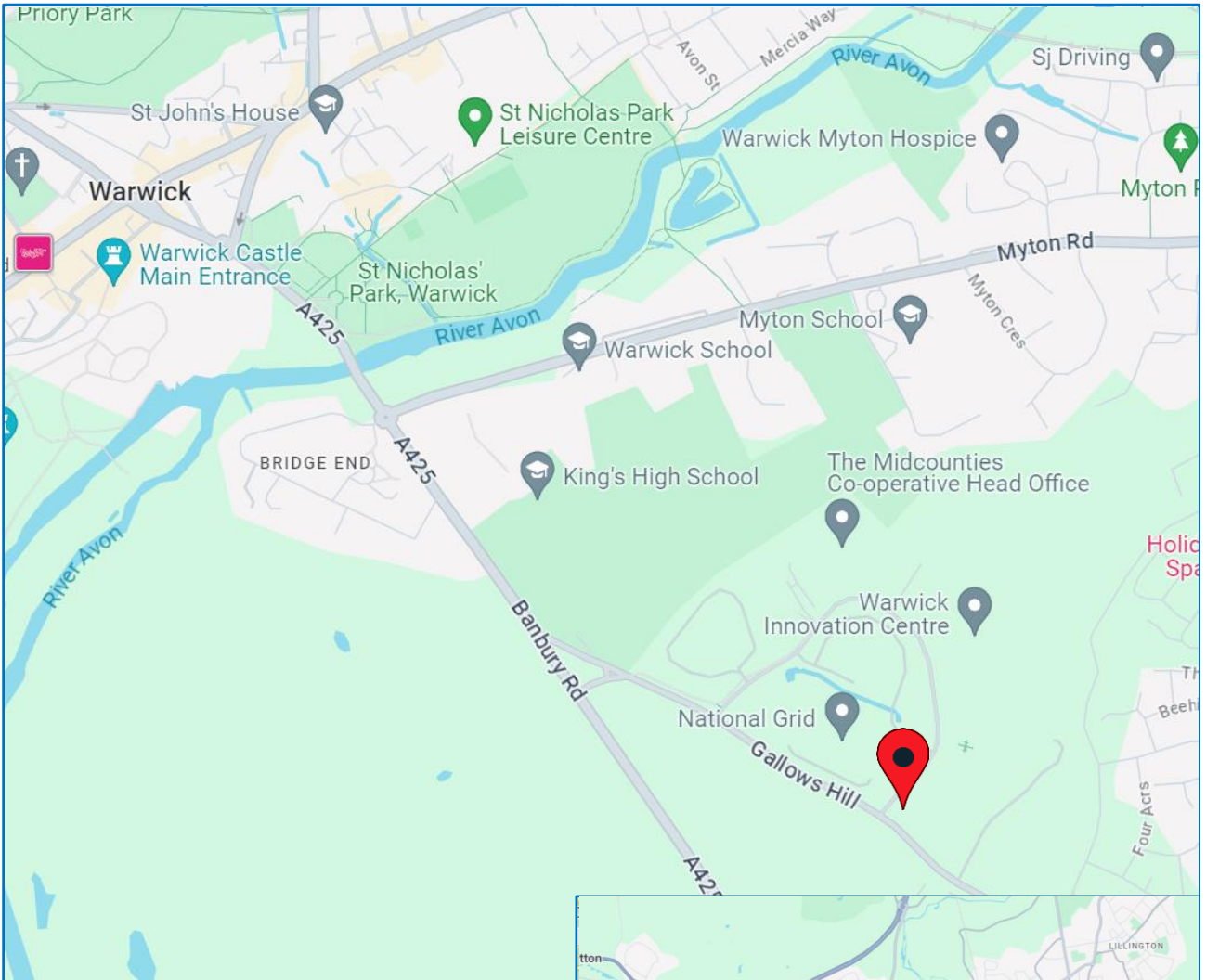
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Further Information

For further information or to arrange an inspection of the property, please contact:

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