

OPUS40


BIRMINGHAM RD • WARWICK CV34 5AH



HEADQUARTERS OFFICES

TO LET

14,459 sq ft (1,343 sq m)
Plug and play space



OPUS40 IS A WELL KNOWN, EDGE OF WARWICK TOWN CENTRE, OFFICE CAMPUS WITH SUPERB ACCESS TO THE A46 AND JUNCTION 15 OF THE M40.

The accommodation is located within the central building of the three set within a landscaped environment and boasts ample car parking.

A self-contained office suite on the first floor amounting to 14,459 sq ft (1,343 sq m) is available immediately although consideration will be given to providing further accommodation if required.

The accommodation is fully fitted with furniture and data cabling in place. An all-inclusive lease is available to include all occupational costs.





SIGNIFICANT SINGLE FLOOR PLATE

Available from 14,459 sq ft (1,343 sq m) upwards



■ Immediately available suite

High Specification

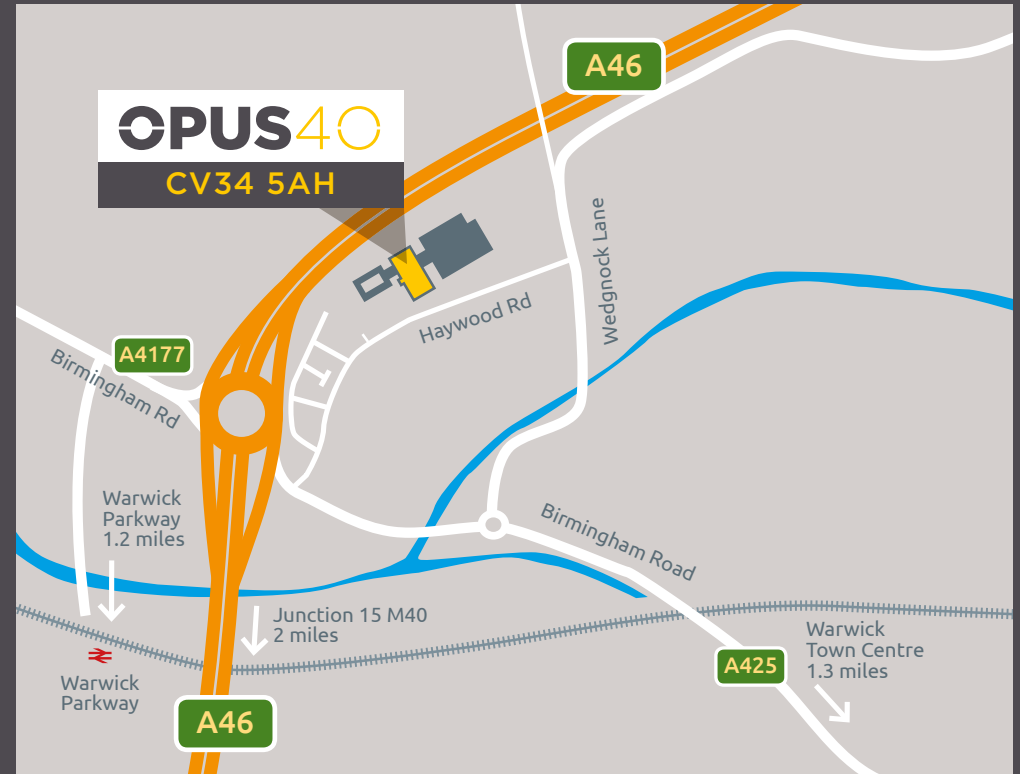
- VAV air conditioning
- Fully accessible raised access floors
- Suspended ceilings with integral lighting
- 53 dedicated car spaces. Additional parking spaces also available on a licence agreement
- EPC rating of E122

Available Additional Facilities

- Fully furnished
- Restaurant facilities
- Full facilities management
- Post handling service
- Dedicated comms room
- Fully data cabled

Tenure

A sub-lease is available until December 2020 on an all inclusive basis. The all inclusive rental figure is available on request.



EASY ACCESS TO JUNCTION 15 M40

VIEWING:
To arrange a viewing please contact:



Douglas Bonham
0121 265 7616
douglas.bonham@colliers.com

Mark Robinson
0121 728 6004
mark.d.robinson@realestate.bnpparibas

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. October 2018.

