

OPUS40

**POINT3**

WARWICK CV34 5AH



**QUALITY  
OFFICES  
TO LET**

7,900 - 28,933<sup>sq</sup><sub>ft</sub>  
(734 - 2,688<sup>sq</sup><sub>m</sub>)

OPUS40

# POINT 3

WARWICK CV34 5AH

OPUS40 IS A PRESTIGIOUS OFFICE CAMPUS DEVELOPMENT WITH SUPURB ACCESS TO THE NATIONAL MOTORWAY NETWORK AND NEAR HISTORIC WARWICK TOWN CENTRE.

POINT 3 is a modern self-contained, three story office building set around an enclosed, landscaped, courtyard area.

The second floor provides open plan accommodation with good levels of natural light to provide a total of 28,933 sq ft.



OPUS40 OCCUPIERS INCLUDE:

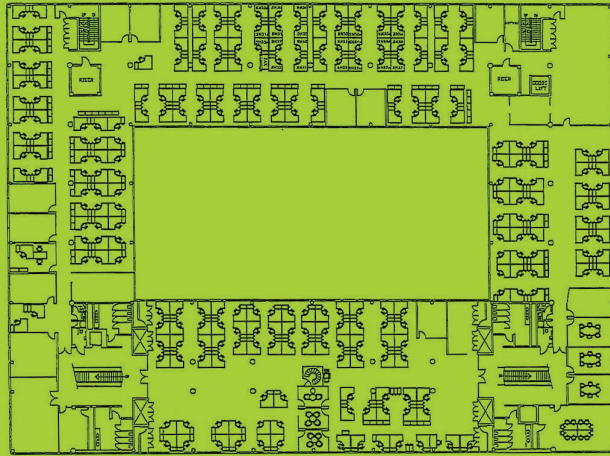


OPUS40



# POINT 3

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**SIGNIFICANT SINGLE FLOOR PLATE**  
**28,933 sq ft (2,688 sq m)**  
Available from 7,900 sq ft (734 sq m)

## Specification

- VAV air conditioning
- Fully accessible raised access floors
- Suspended ceilings with integral lighting
- Ground floor reception area
- Restaurant Facility / Costa Coffee
- Occupational resilience (UPS and generator)
- Fibre connection
- Passenger lifts
- Refurbished Ladies, Gents and disabled toilet facilities
- 100 dedicated car spaces
- EPC rating of E

## Tenure:

The accommodation is available by way of a new sub-lease.

## Rent / Terms

Rental and lease terms available upon application



*Shown when occupied*





## EASY ACCESS TO JUNCTION 15 M40



**FOR MORE INFORMATION  
OR TO ARRANGE A VIEWING  
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