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OFFICE / SERVICED OFFICE



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REGUS, HOMER CLOSE, WARWICK, CV34 6TT

To Rent: £2,460 per annum

100 to 1,200 sq ft (9.29 to 111.48 sq m)

Description

Move your enterprise to the Midlands with business park office space at Nicholls House in Royal Leamington Spa. Join a local economy of retail and digital enterprises, whilst working on the well-known Tachbrook Business Park. Build your business in a well-connected location, just 4km from the popular town of Warwick and around 20km from Coventry city centre, with junction 13 of the M40 providing direct routes. Make the most of flexible office space which can be upscaled as you need, and enjoy convenient lunch options at the adjacent Leamington Shopping Park.

Choose business-ready private offices or shared coworking spaces at Nicholls House. Impress visiting clients in a tall corporate building with a striking blue façade and manicured garden. Enjoy business-grade WiFi plus full facilities support, and book flexible meeting rooms for pitches and presentations easily using the handy Regus app. Connect with colleagues in relaxed kitchen-breakout areas, with comfortable seating for your lunch breaks. Head for Royal Leamington Spa's centre after work, just 3km away, for local restaurants and attractions.





Summary

- Brand new offices
- Various office size available
- Flexible lease terms
- 24/7 access
- Onsite car parking
- Strong transport links

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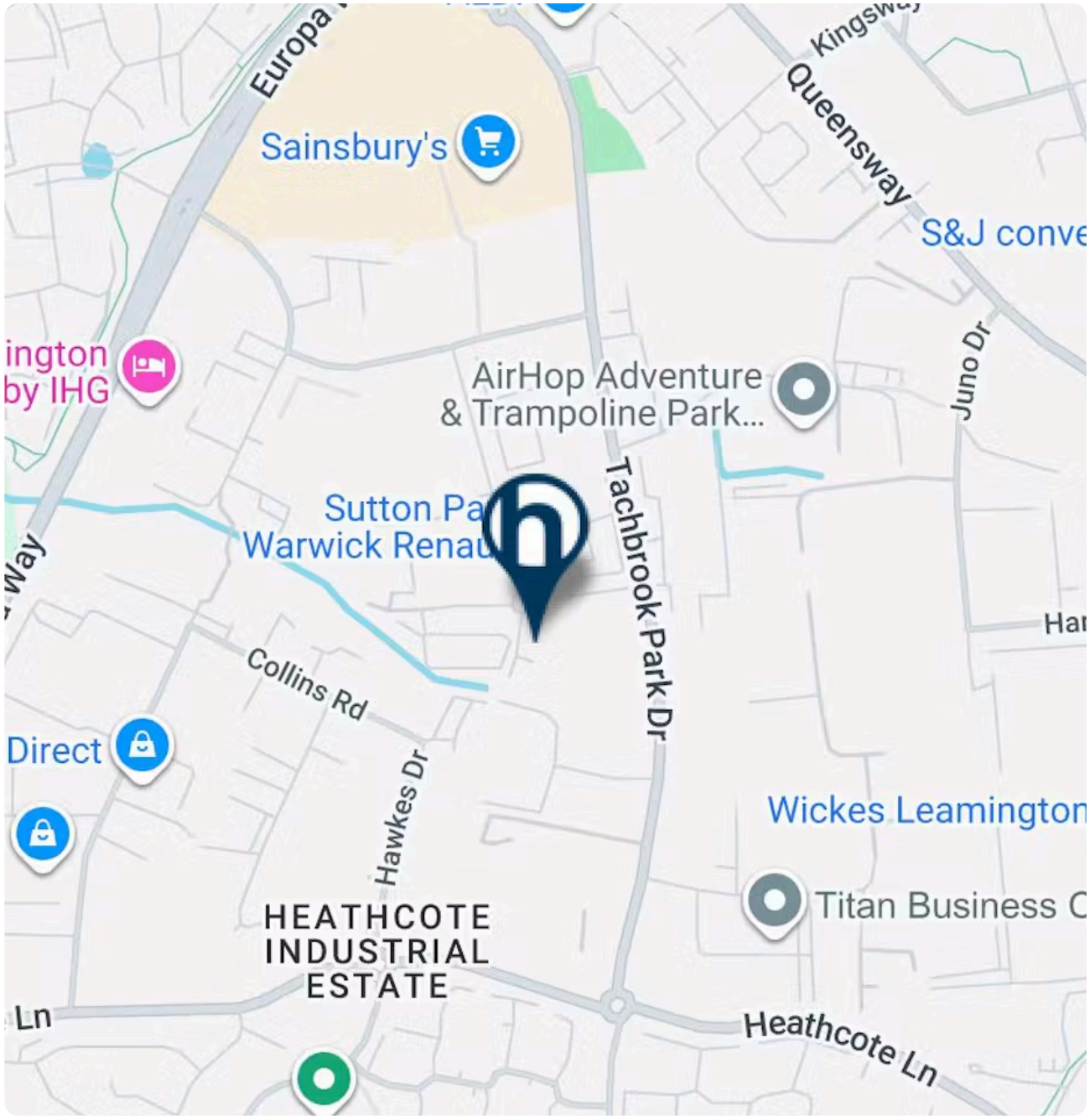
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Location

Nicholls House is situated on the popular and established Tachbrook Park Business Park in Leamington Spa. Occupiers on the Park include Tata Technologies, Wright Hassall, Calor, Bridgestone, Sumo Digital, Towergate Insurance and the Holiday Inn, amongst others.

The neighbouring Leamington Shopping Park offers retail outlets conveniently within easy walking distance including Sainsburys, Boots, Next, CaffÈ Nero and Greggs.

Location links are good, Leamington Spa Railway Station is only approximately 1.5 miles away and has frequent trains linking it to London Marylebone and Birmingham New Street. Junctions 13 and 14 of the M40 are within 3.4 miles providing access to an extensive motorway network. There are also good local bus services.



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GALLERY









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RENT

£2,460 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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