

# AVRA

LEAMINGTON SPA

FULLY REFURBISHED GRADE A HQ OFFICE BUILDING

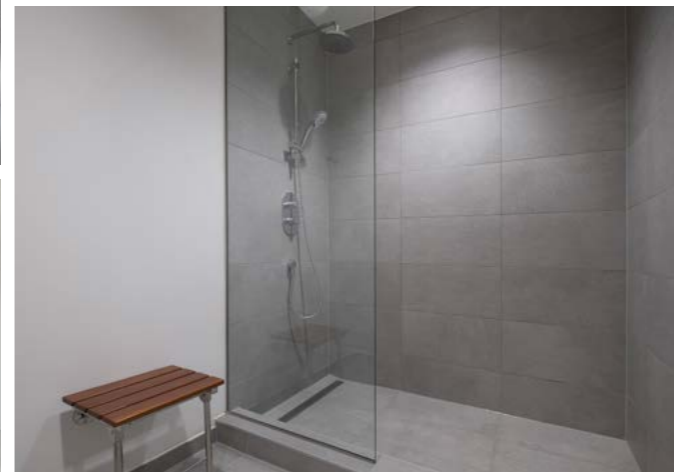
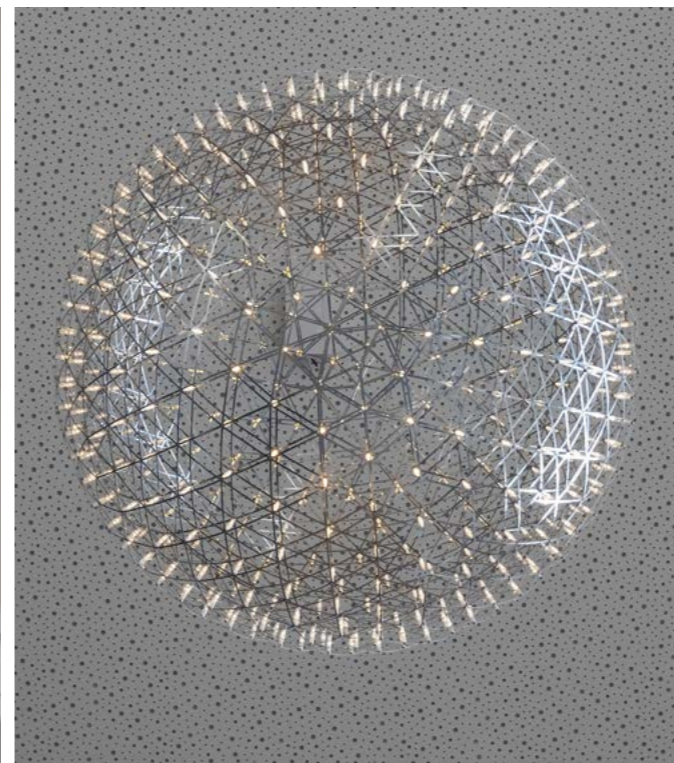
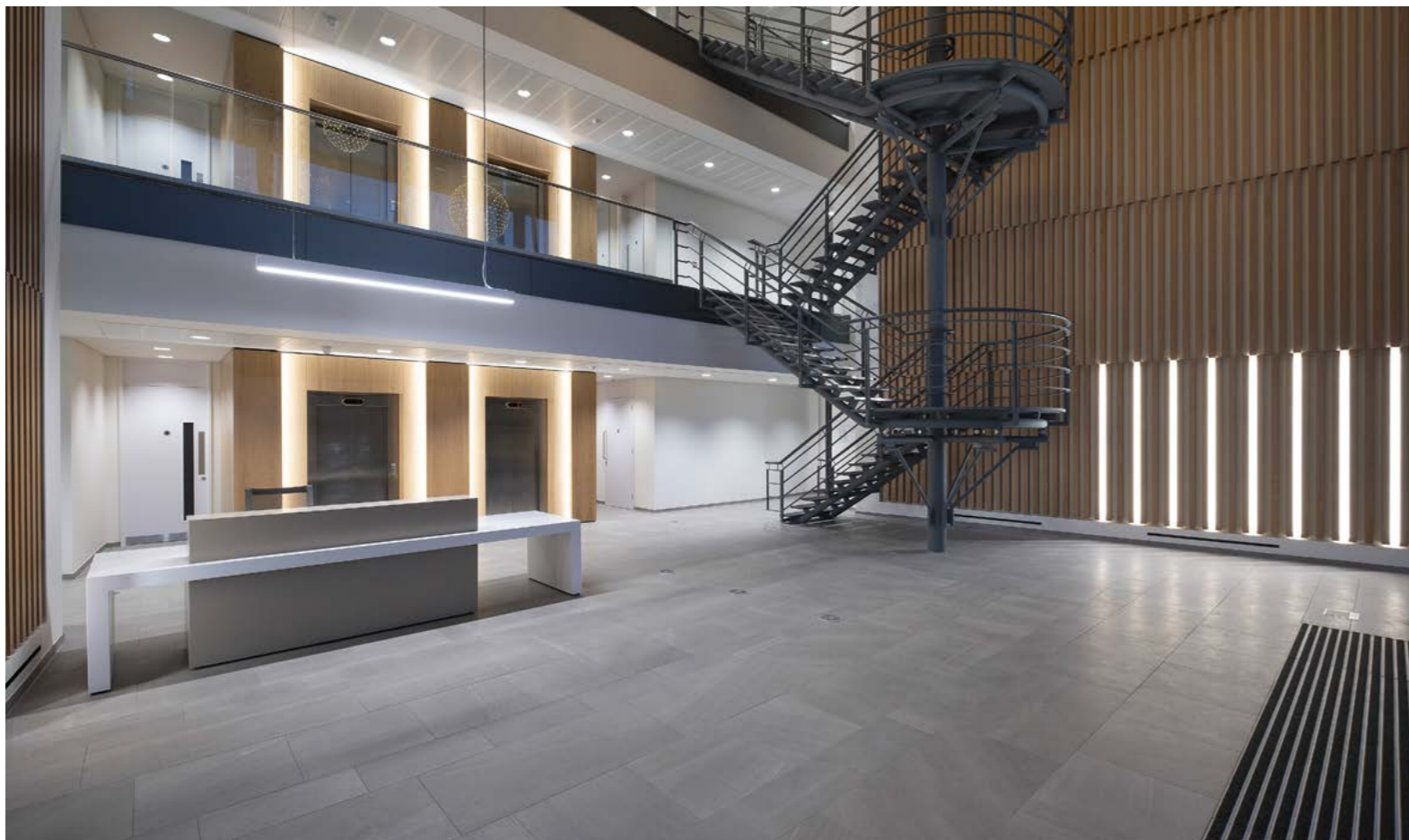
TO LET / FOR SALE  
20,564 SQ FT – 66,567 SQ FT



# WARWICKSHIRE'S PREMIER HQ OFFICE BUILDING FULLY REFURBISHED GRADE A SPECIFICATION 20,564 – 66,567 SQ FT

Aura is situated approximately 1.5 miles south of Leamington Spa Town Centre. The property fronts Harrison Way and Tachbrook Road (B4087), which provides direct access to Junction 13 of the M40 motorway and Leamington Spa Railway Station. Aura is ideally placed to access all of the town's comprehensive retail and leisure facilities.





# DEFINING A NEW STANDARD

- REFURBISHED FEATURE RECEPTION WITH FULL HEIGHT ATRIUM
- NEW VRF HEATING AND COOLING SYSTEM
- OCCUPATIONAL DENSITY OF 1 PER 8 SQ M
- NEW PLANK METAL SUSPENDED CEILINGS WITH NEW LED LIGHTING
- REFURBISHED LIFTS AND COMMON AREAS
- FULLY RAISED ACCESS FLOORS WITH NEW CARPET
- NEW TOILET AND SHOWER ACCOMMODATION ON EACH FLOOR
- 1 MVA BACK UP POWER GENERATOR
- 305 CAR PARKING SPACES PROVIDING A RATIO OF 1:207 SQ FT
- 10 ELECTRIC VEHICLE CHARGING BAYS
- CYCLE STORAGE
- PROVISION FOR GROUND FLOOR COFFEE SHOP

# INSPIRING SPACE



AREA (IPMS3)	SQ FT	SQ M
SECOND FLOOR	21,815	2,027
FIRST FLOOR	21,805	2,026
GROUND FLOOR	20,564	1,911
CAFÉ	1,258	117
RECEPTION	1,125	105
TOTAL	66,567	6,185

FLOOR PLANS

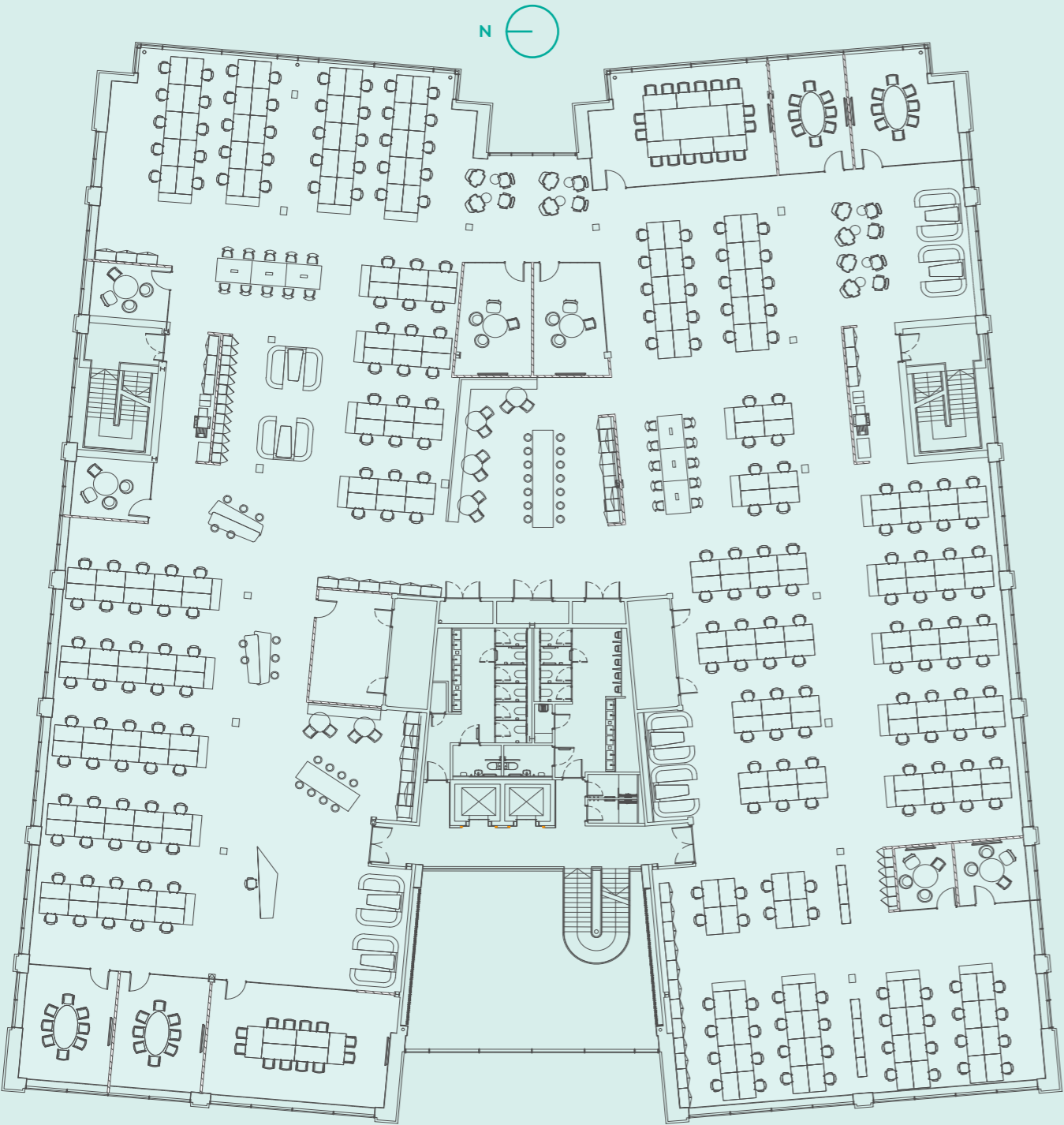


08  
09

10 Electric Vehicle Charging Bays  
309 Total Car Parking Spaces

INDICATIVE SPACE PLAN

SINGLE OCCUPIER  
WHOLE SECOND FLOOR 1:8 SQ M

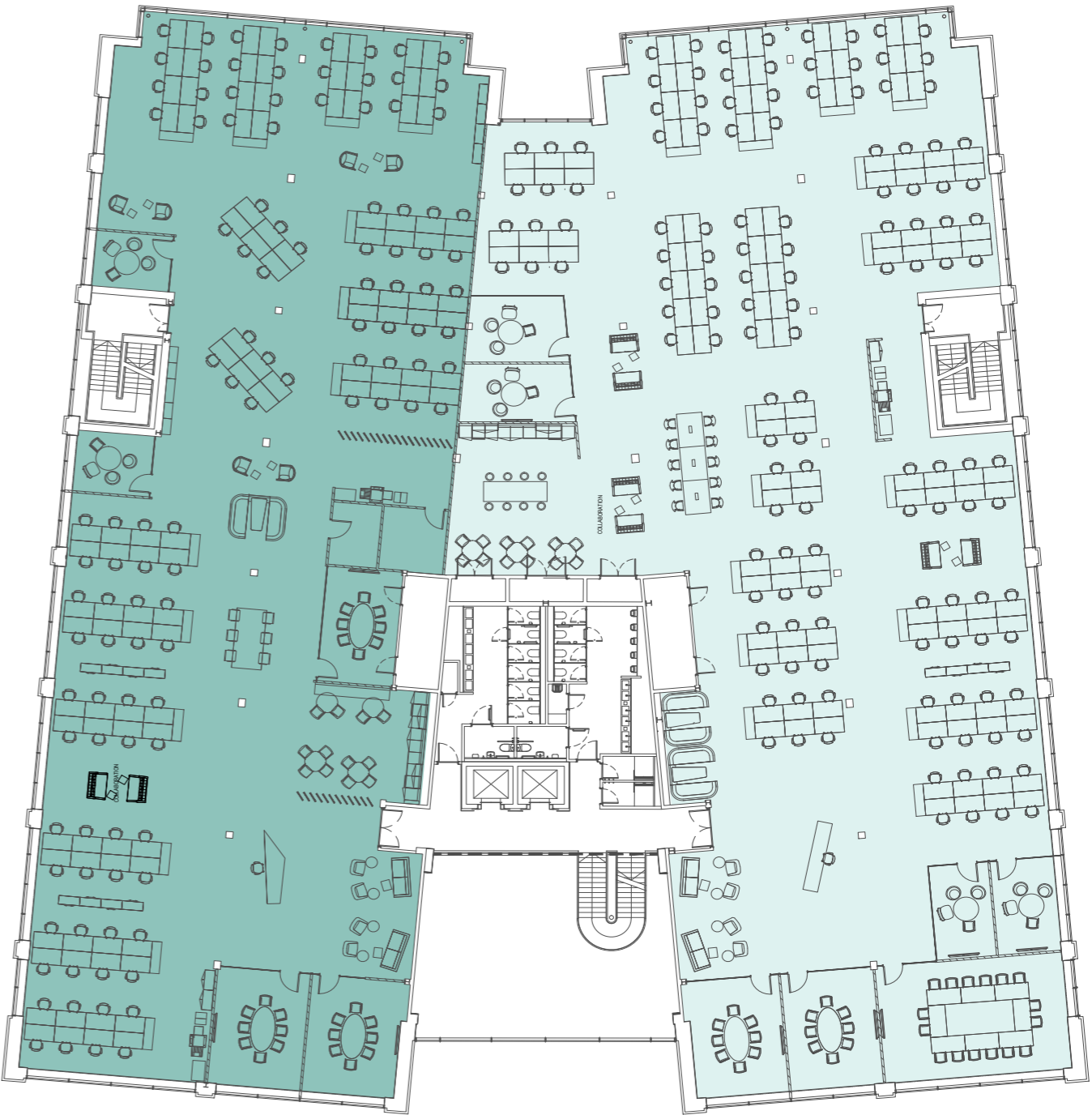


21,815 SQ FT

246 Workstations  
12 Meeting Rooms

INDICATIVE SPACE PLAN

MULTIPLE OCCUPIERS  
SECOND FLOOR 1:8 SQ M



9,988 SQ FT

112 Workstations  
5 Meeting Rooms

TOTAL  
21,815 SQ FT

11,827 SQ FT

134 Workstations  
7 Meeting Rooms

# A VIBRANT & LIVELY LOCATION



Leamington Shopping Park – 5 min cycle / 14 min walk



91 Bedrooms Holiday Inn / 5 min drive



Coffee Architects / 9 min drive



Victoria Park / 8 min drive



Nuffield Gym / 4 min drive



The Windmill Inn / 1 min walk

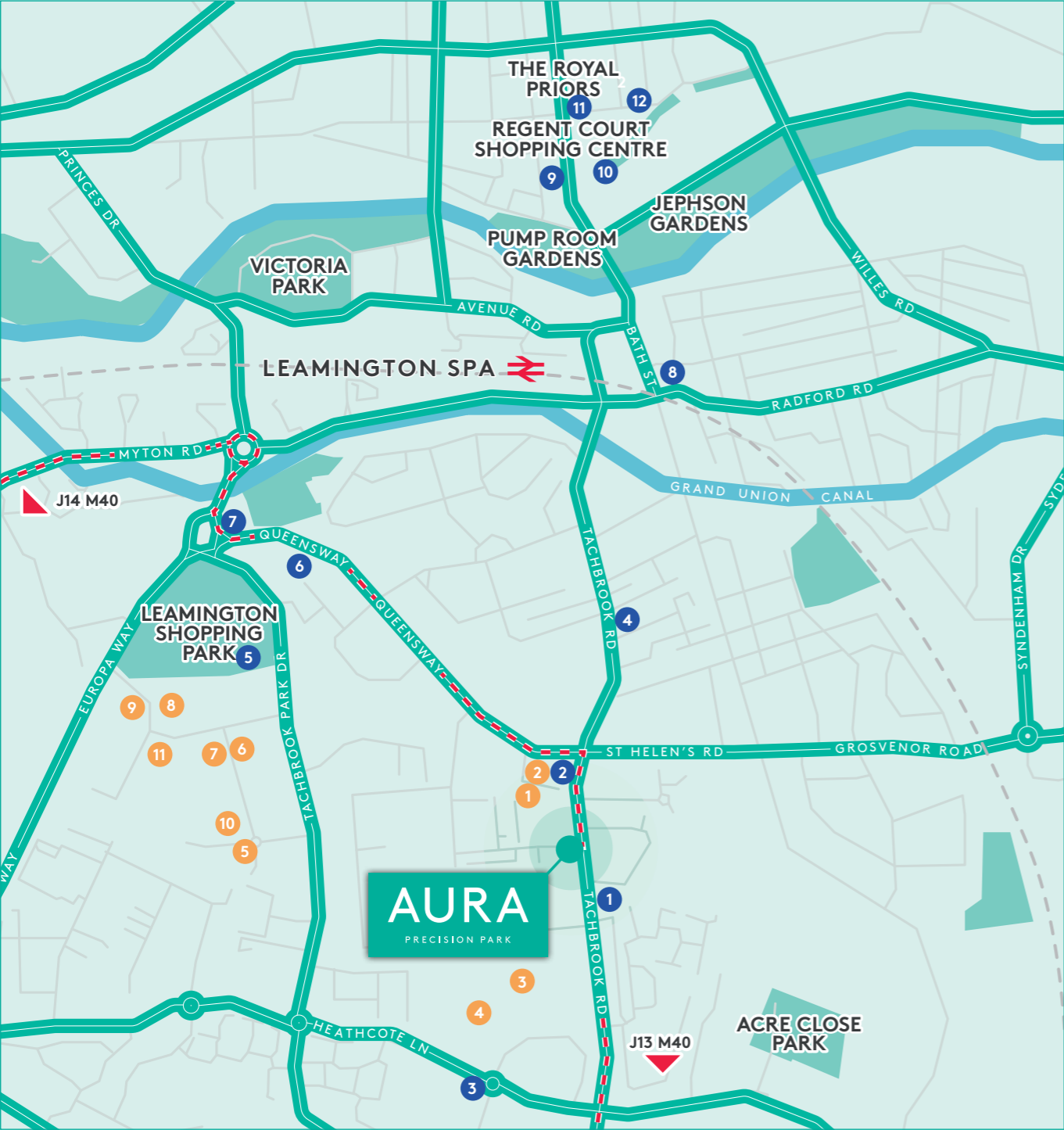


Co-op Supermarket / 10 min walk



Pure Gym / 4 min walk

Nearby amenities include Leamington Shopping Park, a popular retail park with a generous parking provision. Retailers include Sainsbury's, Café Nero, Frankie & Benny's, Debenhams and Boots, a Holiday Inn Hotel is also on the park.



LOCAL OCCUPIERS

1. NETTITUDE
2. EATON SECURITY
3. 920 ENGINEERING
4. UBT
5. AC LLOYD
6. CO-OP ENERGY
7. CALOR GAS
8. TATA TECHNOLOGIES
9. WRIGHT HASSALL
10. BRIDGESTONE UK
11. KANTAR UK

EAT & DRINK

1. THE WINDMILL INN
2. PUREGYM
3. CO-OP
4. ONESTOP
5. SAINSBURY'S
6. ALDI
7. MCDONALD'S
8. PAPA JOHN'S
9. BILL'S
10. NANDO'S
11. CARLUCCIO'S
12. DOMINO'S

LEAMINGTON SHOPPING PARK

- |                    |                      |
|--------------------|----------------------|
| ARGOS              | GREGGS               |
| CAFFE NERO         | MAMAS & PAPAS        |
| CARPETRIGHT        | HALFORDS             |
| CARPHONE WAREHOUSE | NEW LOOK             |
| CLARKS             | NEXT                 |
| COSTA              | OUTFIT               |
| DEBENHAMS          | SUBWAY               |
| EE                 | THE CAFE @ DEBENHAMS |
| FRANKIE & BENNY'S  | TK MAXX              |

# AMENITIES INCLUDE

Leamington Spa plays host to over 200 pubs, clubs, restaurants and coffee shops, alongside a vibrant shopping scene, with many national and international retailers within The Royal Priors Shopping Centre, as well as a variety of independent boutiques.



Sainsbury's / 6 min drive



The Royal Spa Centre / 9 min drive



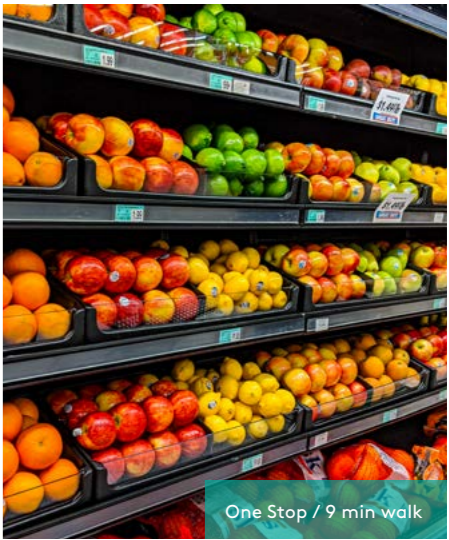
Mallory Court / 8 min drive



The Royal Priors Shopping Centre  
10 min drive



Art Gallery & Museum / 7 min drive



One Stop / 9 min walk



Leamington Country Golf Club / 5 min drive



Vue Cinema / 9 min drive



Assembly Leamington/ 7 min drive

# HIGH SPEED CONNECTIONS

LEAMINGTON SPA BOASTS MULTIPLE AIR, ROAD AND RAIL NETWORKS THAT PROVIDES EASY ACCESS TO LOCAL, NATIONAL & INTERNATIONAL BUSINESS LOCATIONS.

	BIRMINGHAM AIRPORT	PARIS 1 HR 15 MIN	AMSTERDAM 1 HR 20 MIN	FRANKFURT 1 HR 30 MIN	DELHI 8 HR 10 MIN
	LEAMINGTON SPA RAILWAY STATION	COVENTRY 16 MIN	SOLIHULL 19 MIN	BIRMINGHAM INTERNATIONAL 21 MIN	BIRMINGHAM NEW STREET 27 MIN
		READING 1 HR 03 MIN	LONDON MARYLEBONE 1 HR 15 MIN	LONDON EUSTON 1 HR 18 MIN	MANCHESTER 2 HR 09 MIN
	AURA	COVENTRY 20 MIN	BIRMINGHAM AIRPORT 28 MIN	BIRMINGHAM 45 MIN	LONDON HEATHROW 1 HR 15 MIN
	AURA	LEAMINGTON SPA STATION 5 MIN	REGENT SHOPPING CENTRE 12 MIN	VICTORIA PARK 13 MIN	THE ROYAL PRIORS 18 MIN
	AURA	LEAMINGTON SHOPPING PARK 5 MIN	LEAMINGTON SPA STATION 6 MIN	REGENT SHOPPING CENTRE 9 MIN	VICTORIA PARK 9 MIN

## FURTHER INFORMATION

TERMS	THE PROPERTY IS AVAILABLE FOR SALE / TO LET ON A NEW FULL REPAIRING AND INSURING LEASE ON TERMS TO BE AGREED.
ENERGY PERFORMANCE CERTIFICATE	B33.
VAT	ALL PRICES QUOTED ARE EXCLUSIVE OF VAT, WHICH MAY BE CHARGEABLE.
VIEWING	STRICTLY BY PRIOR APPOINTMENT THROUGH THE JOINT SOLE AGENTS.

### JOINT SOLE AGENTS



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