

For Lease

Office



Regus

Nicholls House, Homer Close, Warwick CV34 6TT

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

100 - 1,000 Sq Ft
£2,460 Per Annum

Key Features

- Brand new offices
- Flexible lease terms
- Various office size available
- 24/7 access
- Onsite car parking
- Strong transport links
- Energy efficient building with Solar panels and bicycle parking



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02476 308900



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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, Caffé 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.

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.



EPC

Available upon request.

**Regus, Nicholls House, Homer Close, Warwick,
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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Charlie Glover

Contact us with any queries about the property or to book a viewing

024 7630 8900

charlie.glover@bromwichhardy.com



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