

tachbrook
park
warwick

SITE1600

A proposed development of
**Grade A Office Building with
Detailed Planning Permission**
40,000 sq ft (3,716 sq m)
FOR SALE / TO LET



A Development by:



01926 421326 www.acclloyd.com

www.tachbrookpark.com

Tachbrook Park is a highly acclaimed and well located business park, home to numerous well known companies.



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TACHBROOK PARK

Tachbrook Park is a highly acclaimed and well located business park to the south-west of Leamington town centre, within easy reach of junctions 13 and 14 of the M40. Leamington Spa mainline railway is within 1 mile, with regular services to all Birmingham Stations and London Marylebone.

Amenities nearby include Leamington Shopping Park which includes Sainsburys, Debenhams and Boots. A Holiday Inn hotel is on the park.

Nearby office occupiers include AC Lloyd, Tata Technologies, Wright Hassall, Calor, Coop Energy and Wolseley.

DESCRIPTION

This site has detailed planning consent for a 40,000 sq ft (3,716 sq m) office building with B1 use on a site of 2.4 acres.

The office building will be set out over three storeys with 230 parking spaces at a ratio of 1:168 sq ft (1:16 sq m)

BRIEF SPECIFICATION

- Air conditioned
- Suspended ceiling
- Raised floor
- Triple height reception area

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground floor	14,000	1,300.64
First floor	13,000	1,207.74
Second floor	13,000	1,207.74
Total (NIA)	40,000	3,716.12

VIEWING

For further information please contact the joint agents.

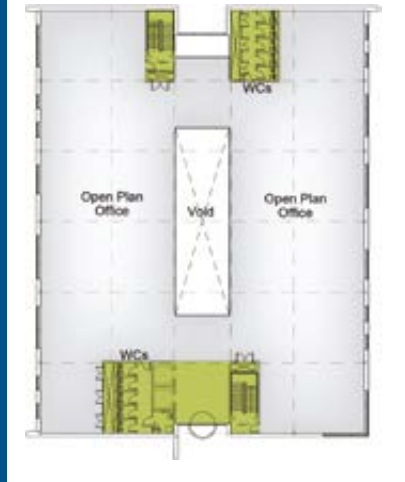


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TYPICAL FLOOR



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www.tachbrookpark.com

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