Wareing & Company

Commercial Property Experts

TO LET

Serviced Offices Available on Flexible terms.



101b, Nicholls House, Homer Cl, Tachbrook Park Dr, Leamington Spa, CV34 6TT

570 sq ft (52.9sqm)

Max density 20 Workstations

Property Highlights

- All inclusive of Rent, Business Rates, Utilities and Service Charge
- Business grade fibre Internet
- Staffed Reception Monday - Friday
- Fully Air-Conditioned
- Maintenance and cleaning included
- Business Lounge on Site as well as access to Regus' 3000+ business lounges globally
- 2 Hours of meeting room use per day free of charge
- Furniture included
- Discounted Gym Passes

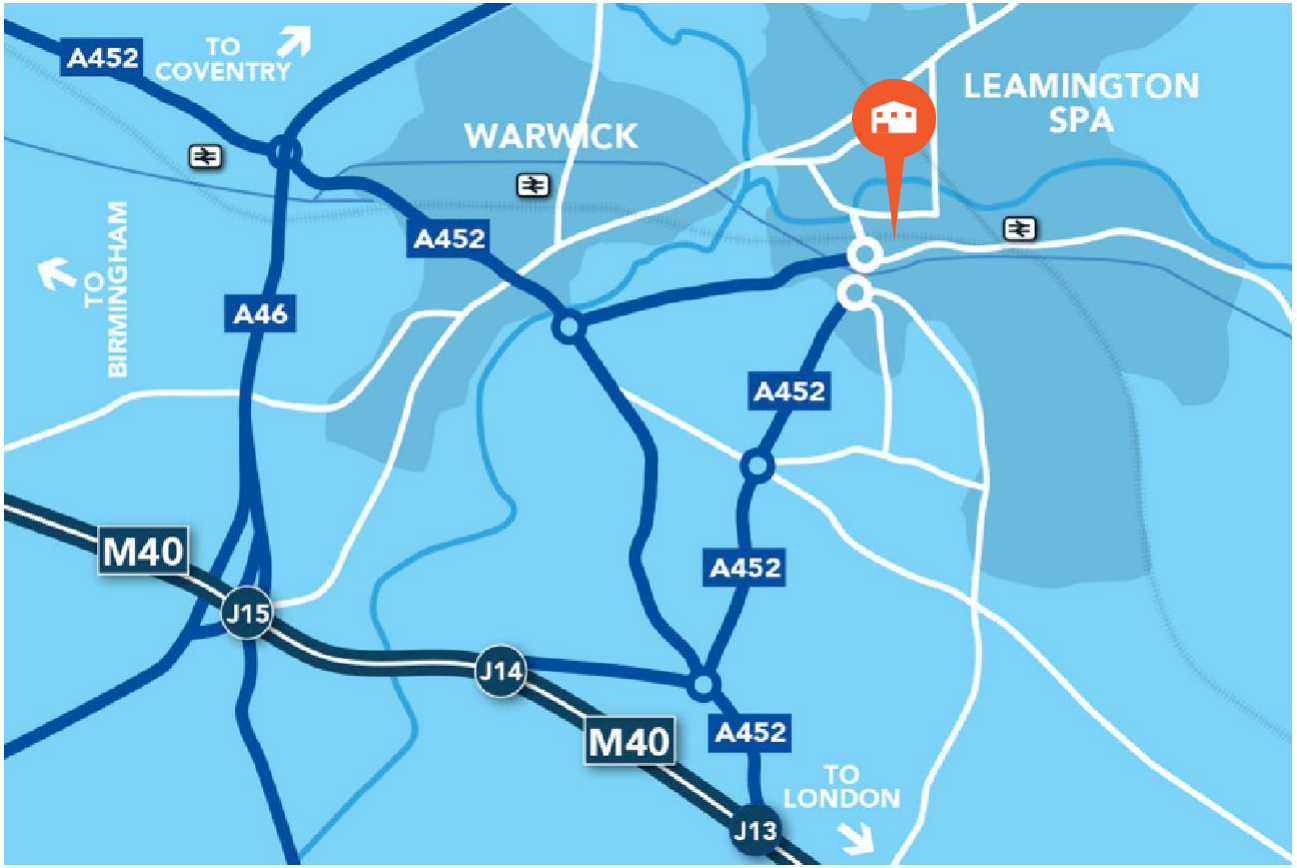


Location

Set within the established Tachbrook Park business community, this newly refurbished workspace offers a modern base for growing businesses.

Opened in June 2024, the building provides flexible office accommodation designed to adapt as your business evolves. Benefit from an excellent strategic location, just 4km from Warwick town centre and approximately 20km from Coventry city centre. With Junction 13 of the M40 nearby, occupiers enjoy convenient access to the wider Midlands and national motorway network.

Join a thriving mix of retail, technology and digital enterprises, while taking advantage of a range of local amenities. For added convenience, Leamington Shopping Park is located adjacent to the business park, offering a selection of cafés, restaurants and everyday retail outlets

















Description

Regus, Nicholls House offers flexible serviced offices, coworking space and meeting rooms on the established Tachbrook Business Park in Leamington Spa. Benefitting from excellent access to the M40, professional reception services, high-speed connectivity and on-site parking, the centre provides a modern, fully managed workspace solution for businesses of all sizes.

Accommodation

Space	sq ft	sq m
Office	570	52.9













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RICS

Lease Terms

12-month Term: £5847 PCM + VAT

Discounted Rate - £4295 PCM + VAT first month free

24-month Term: 5689 PCM + VAT

Discounted Rate - £3995 PCM + VAT 2 months free

Legal Costs

Legal documents will be dealt with in house by Regus.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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MEETING ROOM
COMMS
MEETING ROOM
MR-02
MR-01
001
008
BUSINESS CLUB
DEDICATED DESKS
RECEPTION
002
007
BUSINESS CAFE
006
003
004
005
Boilers and pumps


BREAK-OUT AREA
TEAM ROOM
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