

To Let

96

**NINETY SIX
PARADE**
CV32 4AQ

**Modern
First floor offices**
5,000 sq ft - 6,200 sq ft
(464.5 sq m - 575.9 sq m)

To be refurbished



Wareing & Company
01926 430700
www.wareingandcompany.co.uk

No.96

Period building with newly refurbished loft style large open floorplate office accommodation

Coming soon on new sub lease

Key Features



Floor to ceiling height 5m



CAT A office space



Led lighting



DDA lift to first floor



Air conditioning



Kitchen breakout area

Options

- » Raised access floors or polished concrete
- » Mezzanine to create additional space



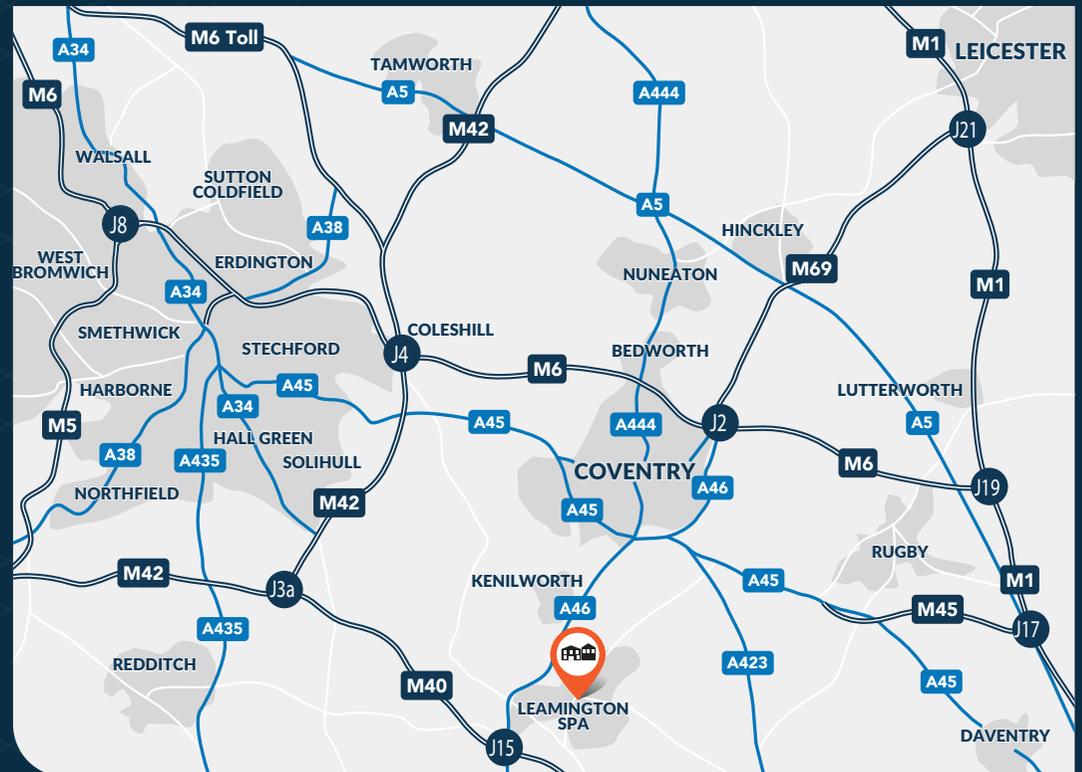
Located in the centre of the thriving Warwickshire town of **Royal Leamington Spa**

The property is situated on the Parade right in the heart of Leamington Spa Town Centre. The Parade is known to be the Town's primary retailing pitch. The property is accessed directly off the parade and sits above both no.96 & 94 (Ground floor occupied by Salino lounge).

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire. It is popular amongst gaming companies and other employers who can benefit from the town's links to Warwick University and their graduates .

The town is only 5 miles from Junction 13 & 14 of the M40 Motorway and is situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

Furthermore, the building is only a ten-minute walk from Leamington Spa Station, providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 mins)



Stations

Leamington 1.0m
Warwick 2.3m

Motorways

M40 Jct 4 5m
M6/M69 Jct 2 15m

Airports

Birmingham 19m
Heathrow 86m

Silicon Spa

Over 2,500 people are directly employed in the gaming industry in Royal Leamington Spa

Tech/gaming in Leamington Spa contributes over £100 million to the local GDP.

More than 50 companies operate locally, half of which were established in the last decade.

Activision became the first multinational developer to set up in the town in 2018, followed by notable companies such as SEGA, Sony, Microsoft (Playground Games), Lighthouse, Epic Games, and Blitz Games.

Recent high-profile additions include Meta, Facebook's parent company, which occupies 40,000 sq ft at Precision Park, Lighthouse Games taking 20,000 sq ft at Imperial Court and Secret Mode taking 12,000 sq ft at Imperial House.

2nd
Second largest gaming cluster in the UK

50+
In excess of 50 gaming companies operate locally



SONY



SEGA™





Potential
for
mezzanine



DDA lift to
first floor



Led
lighting

Indicative illustration

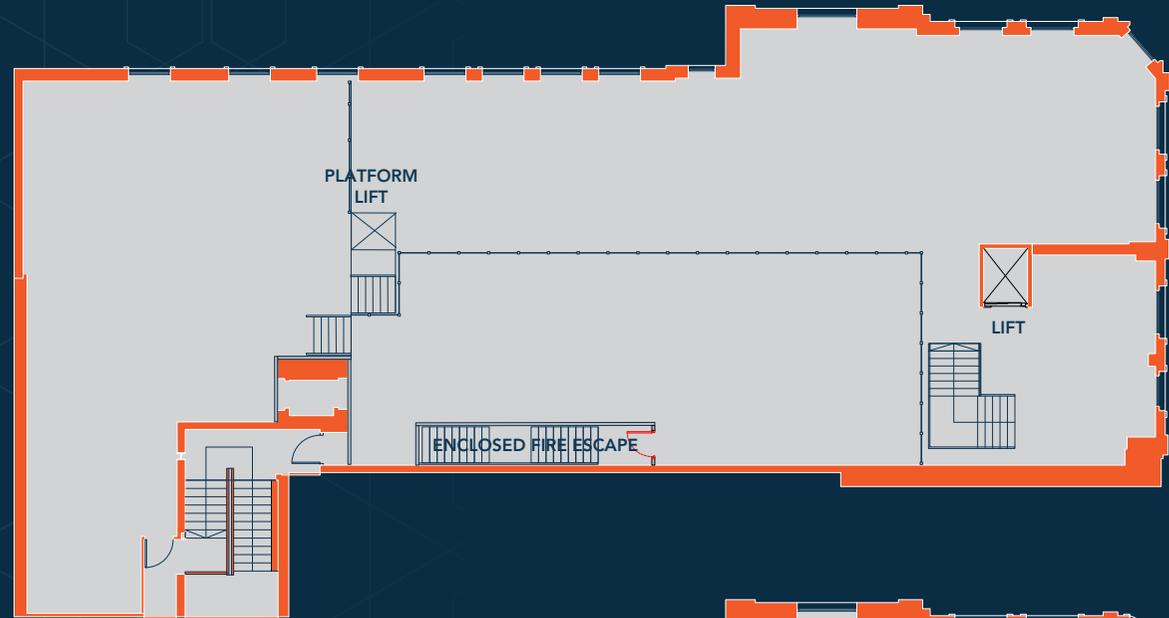
Accommodation

Floor	Sq ft	Sq m
Ground Foyer	----	----
First floor	5,000	929
Mezzanine	1,200	929
Total (NIA)	6,200	577.11

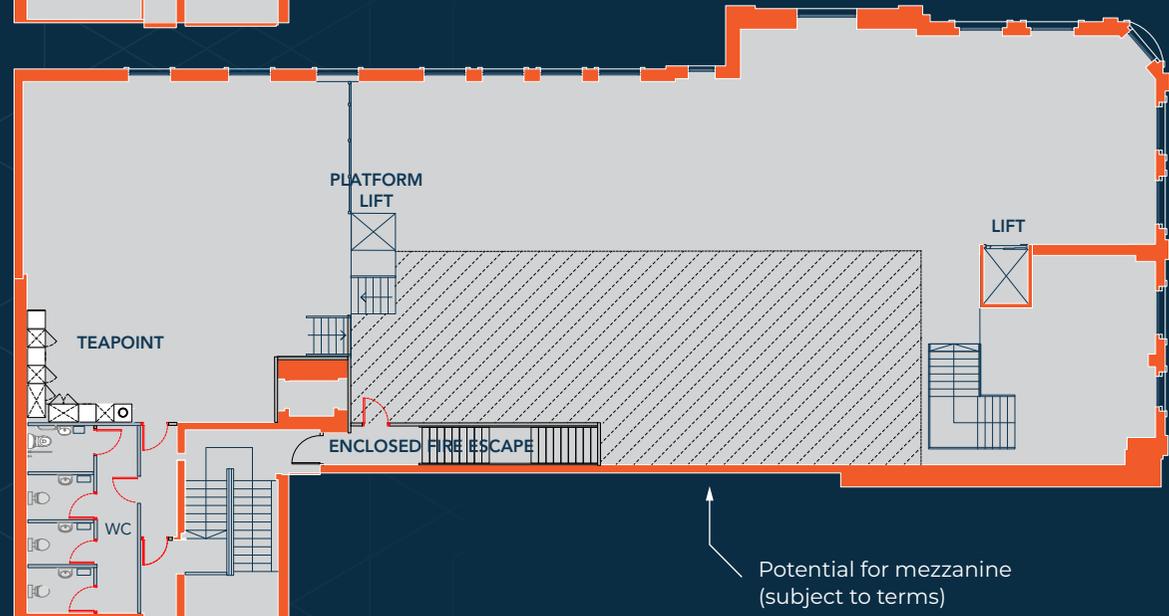
Planning

We understand that the property has the benefit of planning permission for User Class E purposes (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Second floor



First floor



Potential for mezzanine (subject to terms)



Kitchen
breakout area

Indicative illustration



Potential for mezzanine



Raised access floors or polished concrete

Indicative illustration

Services

We understand that mains electricity, water and drainage are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Service charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance.

EPC

TBC - A copy will be made available upon request.

Business Rates

To be re-assessed

V.A.T

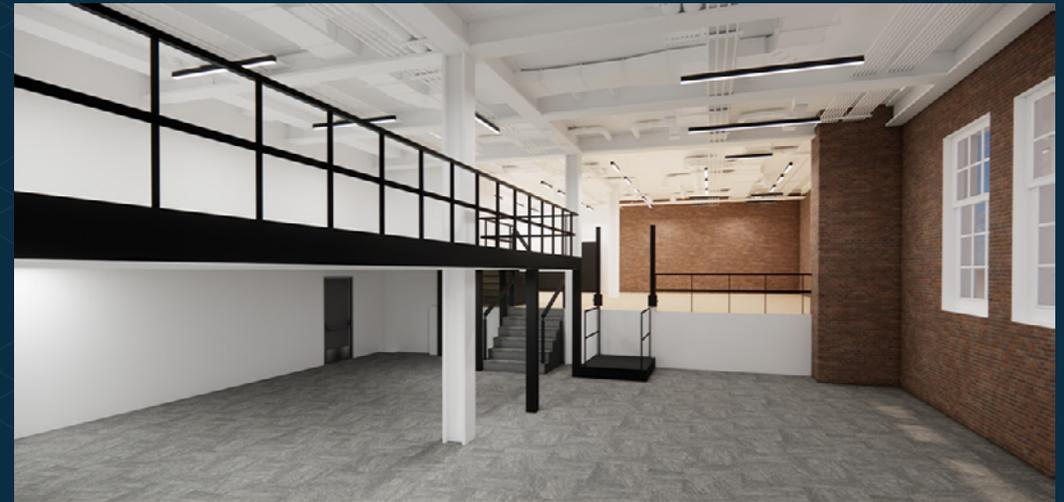
The letting will be subject to VAT.

Legal Costs

Each Party will meet their own legal and professional costs.

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.



Viewing

Strictly by prior arrangement with the sole agents:



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