



OLYMPUS PLACE

Royal Leamington Spa CV34 6RJ

**MODERN OFFICE SPACE TO LET 13,522 SQ FT
INCLUDING CAR PARKING AT 1:127 SQ FT (91 SPACES)**

A PLACE TO DO BUSINESS

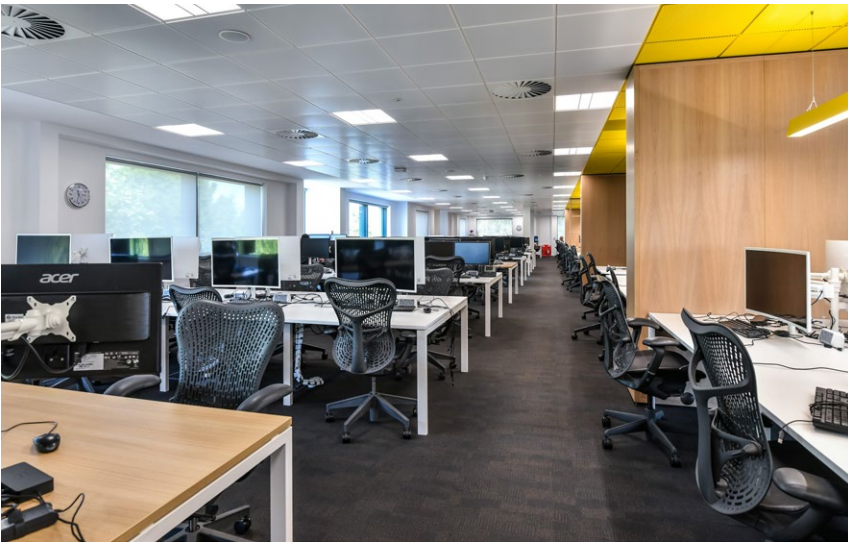
Olympus Place offers the complete package for the discerning occupier and a place that promotes sustainability, wellness and wellbeing as standard.

Modern, spacious and recently refurbished floorplates are coupled with an impressive reception with room for client break out areas and spaces for colleagues and clients to make the most of their working day. All of this wrapped up in an unbeatable location with excellent transport connections across the region, country and globe.





- Olympus Place offers sustainable, high quality 'plug and play' office space in an unbeatable setting with great car parking.
- Olympus Place occupies a prominent position at Tachbrook Park, Warwickshire's premier business address. Local major occupiers include Wright Hassell, Bridgestone and Tata Technologies.
- Olympus Place benefits from its proximity to the amenities of Leamington Spa Town Centre, including Leamington Railway Station.
- The Property is less than 3 miles from J14 of the M40 and is 30 minutes from Birmingham City Centre by train or car.



A PLACE THAT'S BRIGHT, MODERN & FLEXIBLE

OFFERS COMFORT AND WELLBEING FOR STAFF BUILT IN.

- Designed across large, U shaped floorplates, space is flooded with natural light from the floor to ceiling windows.
- Having been subject to a £10 million back-to frame refurb, with a fully fitted 'plug and play' opportunity - Olympus Place is ready to fly.
- Rated BREEAM Very Good and with an EPC score of B(29), the building makes a highly sustainable and desirable work home.
- New VRF air conditioning system, WCs, LED lighting and 2 x 13 person passenger lifts.
- 91 car parking spaces, ample cycling facilities (30 bike racks), showers and storage.
- New triple height reception with new glazed entrance doors, 2.7m floor to ceiling height and full access raised floors.

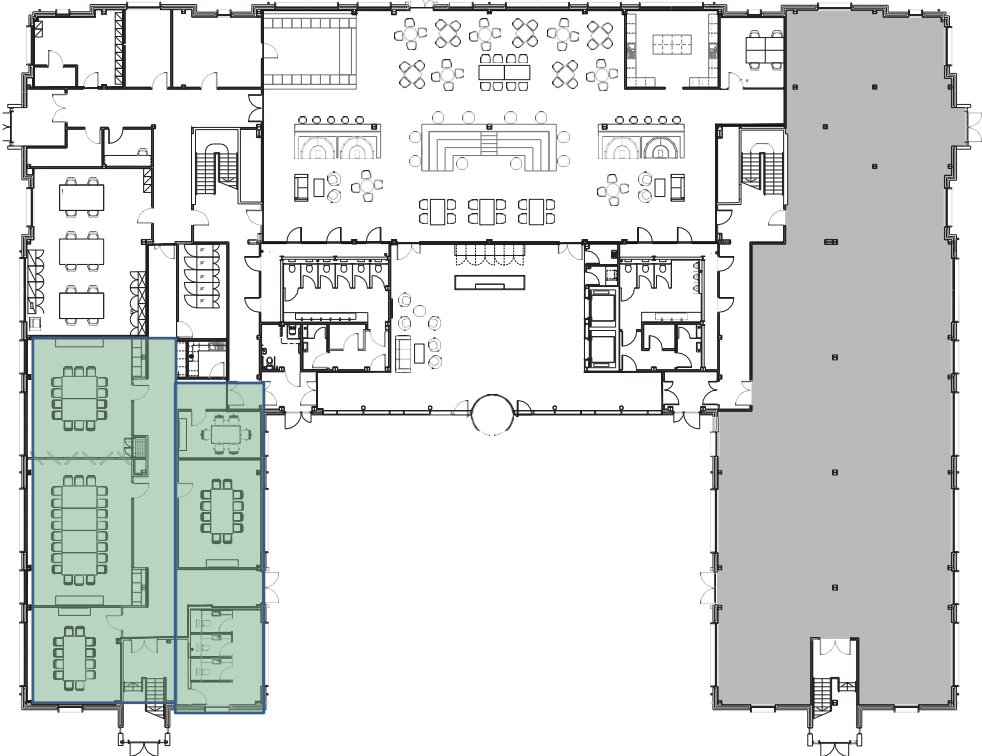
SPACE AVAILABLE

First Floor	10,735 sq ft	997.3 sq m
Ground Floor	2,787 sq ft	258.9 sq m
Total	13,522 sq ft	1,256.2 sq m

Areas are approximate and measured on an NIA basis.

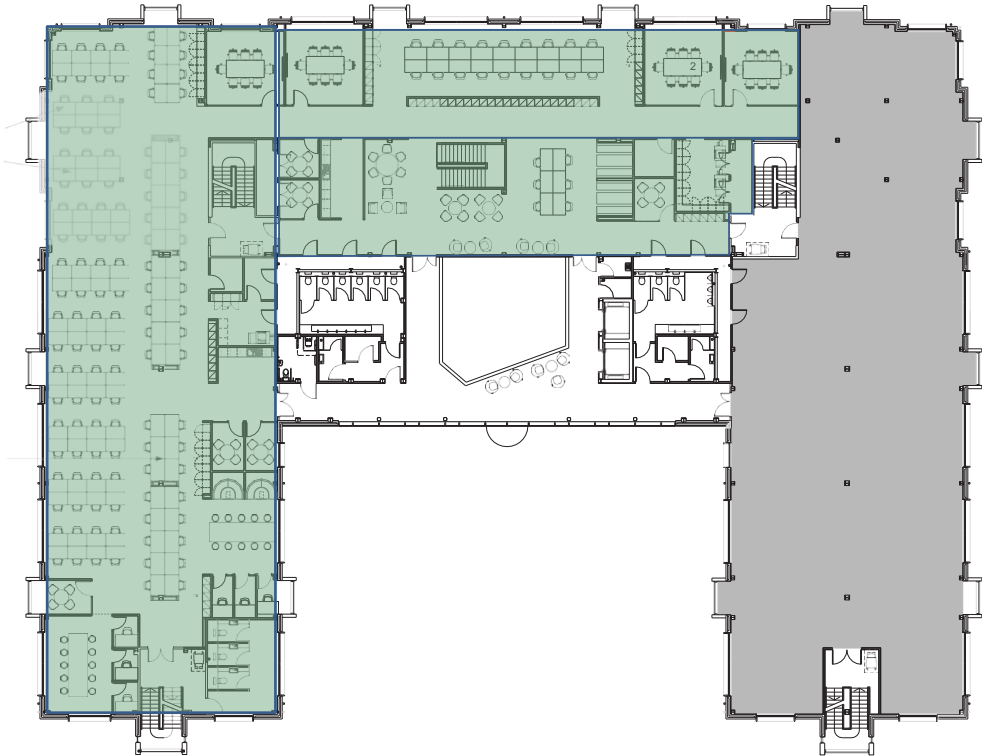
GROUND FLOOR

Floor plans not to scale and included for indicative purposes only.



FIRST FLOOR

Floor plans not to scale and included for indicative purposes only.



A PLACE THAT'S UNBEATABLE



In the heart of the UK, Olympus Place offers unbeatable local, regional and national connections by road and rail, and with a major international airport just thirty minutes away.

BIRMINGHAM

30MINS

BY RAIL & ROAD

MANCHESTER

**2HRS
40MINS**

BY RAIL

**2HRS
20MINS**

BY ROAD



PARIS

1HR 20MINS

BY AIR

EDINBURGH

4HRS 40MINS

BY RAIL

4HRS 30MINS

BY ROAD

LONDON

**1HR
10MINS**

BY RAIL

**1HR
40 MINS**

BY ROAD



WHAT3WORDS
///SECURE.
HANDLE.CIVIL

SAT NAV
CV34 6RJ





A PLACE FOR YOU

GET IN TOUCH



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