



TO LET

**6,674 sq ft (620 sq m)
1st floor offices**

Building 500
Abbey Park Office Campus
Stareton Lane, Stoneleigh,
Leamington Spa, CV8 2LY

- Grade A specification
- Impressive communal reception area
- 26 car parking spaces (1:257 sq ft)
- Attractive parkland setting

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0121 233 2330

Property details – Building 500

Description

Building 500 comprises 21,990 sq ft of Grade A office space over two floors, with a first-floor office suite of 6,674 sq ft available to let. Offering unrivalled working conditions, including outdoor gym, table tennis, woodland trails and picnic areas, the office specification includes:

- Comfort cooling and heating
- Raised access floors
- LG3 lighting and suspended ceilings
- Impressive communal reception area
- Dual fibre optic diversity
- On-site management suite and concierge service
- 24/7 security and ANPR barrier entry system

Car parking

There are 26 car parking spaces available (1:257 sq ft).

Tenure

Assignment of existing lease expiring 24/09/24 at a rental of £18 per sq ft, or available on new full repairing and insuring lease terms to be agreed.

Service charge

A service charge of £3.62 per sq ft is payable for the upkeep on all common areas within Building 500.

Estate charge

An estate charge of £1.22 per sq ft is levied to cover the maintenance of the common areas of the estate.

VAT

The property is registered for VAT.

EPC

The building has an Energy Performance rating of B46.

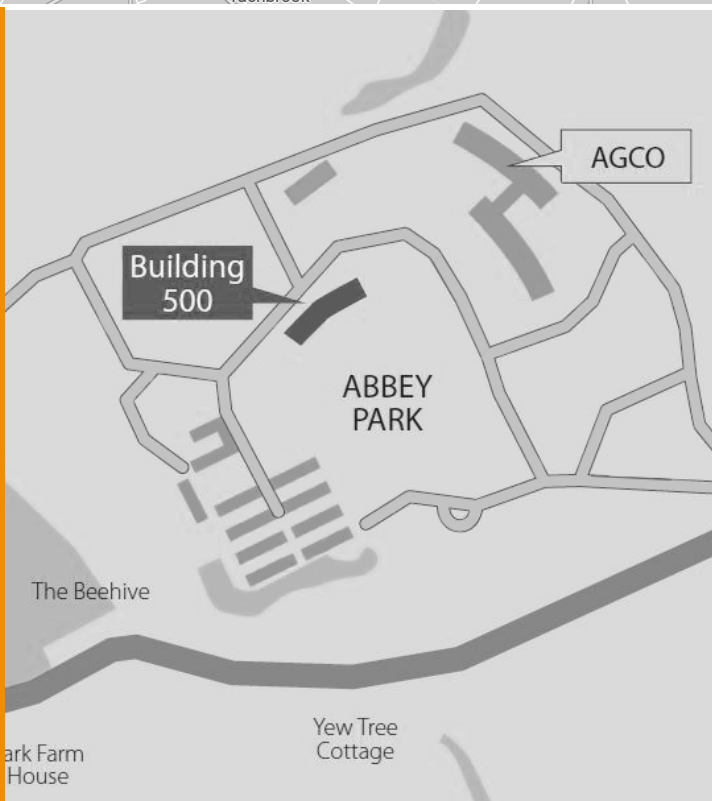
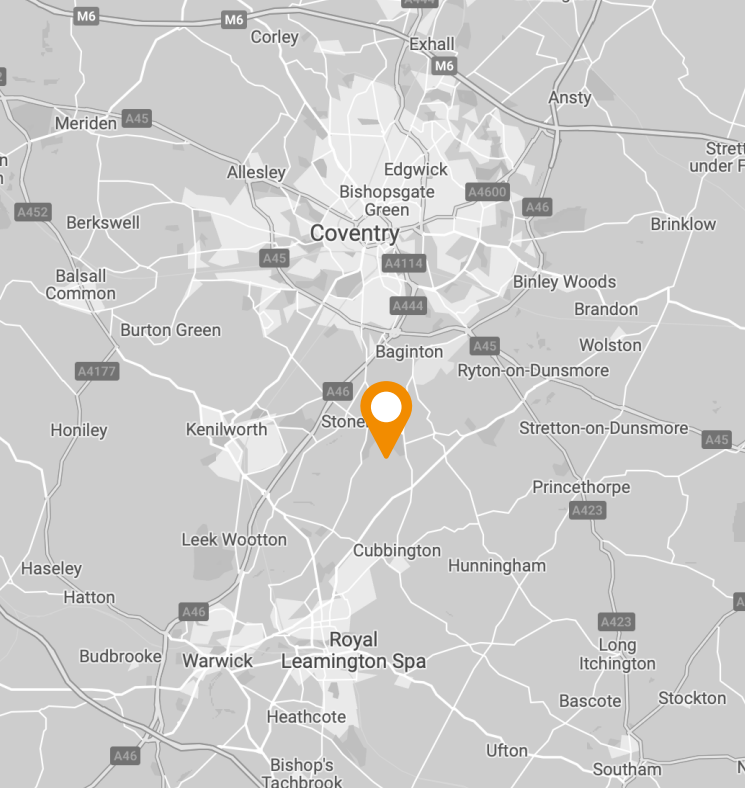
Legal costs

Each party to bear their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with the agents.





Location details

Building 500

Abbey Park Office Campus
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Abbey Park is situated within a unique 40-acre Grade 2 listed parkland setting providing a premium, low-density office park environment.

Located just outside Stareton village, Building 500 is:

- Less than 10 minutes' drive from Coventry, Warwick and Leamington Spa.
- Less than 2 miles from the A46, giving direct access to J15 of the M40, and then onwards to the M42, M1, M6, M6 Toll and M69.
- 5 miles from Coventry Railway Station, providing fast access by rail to Birmingham in 20 minutes and London in an hour.

Abbey Park is strategically positioned at the heart of the UK's premier automotive and aerospace industries region. It is less than 3 miles from Jaguar Land Rover global headquarters and close to both Warwick and Coventry Universities. It is also just 5 miles away from the West Midlands' Games Sector, clustered around Leamington Spa, Southam and Warwick.



For further information
and to arrange a viewing,
please contact:

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