



Property Highlights

- Recently refurbished back to frame
- Ground floor – provided to CAT A finish
- First floor – fully fitted
- New VRF heating and cooling system
- Parking ratio of 1:250 sq.ft. (127 spaces)
- EV charging bays
- Fully accessed raised carpeted floors
- New metal plank suspended ceiling with new LED lighting
- Cycle storage / showers / changing facilities
- EPC B(33)

For more information, please contact:

David Rigby MRICS
Partner

+44 (0)121 710 4636

07730 735 889

David.Rigby@cushwake.com

No.1 Colmore Square
Birmingham

B4 6AJ

T: +44 (0)121 697 7333

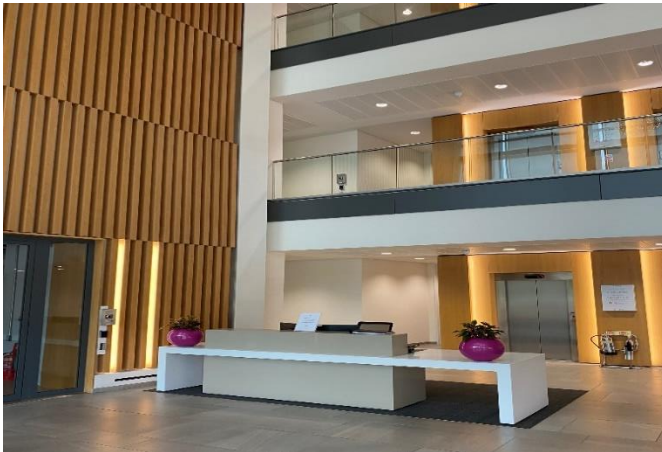
Location

Aura is situated approximately 1.5 miles south of Leamington Spa Town Centre. The property fronts Harrison Way and Tachbrook Road (B4087), which provides direct access to Junction 13 of the M40 motorway and Leamington Spa Railway Station. Aura is ideally placed to access and benefit from the town's comprehensive retail and leisure facilities.

Description

Recent back to frame refurbishment. Grade A office space which is accessed off an impressive double height reception and benefits from fully accessed raised carpeted floors, metal plank suspended ceiling with LED lights. The space is fully air-conditioned via a new VRF system.

The building has generous car parking to the front and sides which includes EV charging facilities.



Highlights

- New VRF heating and cooling system
- New metal plank suspended ceiling with new
- LED lighting
- Fully raised access carpeted floors
- First floor demise is fully fitted to include furniture and meeting rooms.
- Toilet and shower facilities
- Parking ratio of 1:250 sq ft (127 spaces in total)
- EV charging bays
- Cycle storage
- EPC B(33)

Accommodation

Description	Sq M	Sq Ft
Ground Floor	2,027	21,822
First Floor (Fully fitted)	884	9,515
Total	2,911	31,337

Areas are approximate and are measured on an NIA basis.

EPC Rating

B(33)

Business Rates

GF - Rateable Value (2023 list) - £267,540

FF- To be assessed

Occupiers are advised to make their own enquiries.

Services

We understand that all mains' services are connected

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

The lease expires in March 2032.

Proposal

Offers are invited for the sub-let of the leasehold interest as a whole or on a floor by floor basis.

Viewings

Strictly by appointment with sole agents, Cushman & Wakefield.



TO LET

Aura – Ground floor

Harrison Way, Leamington Spa, CV31 3HH

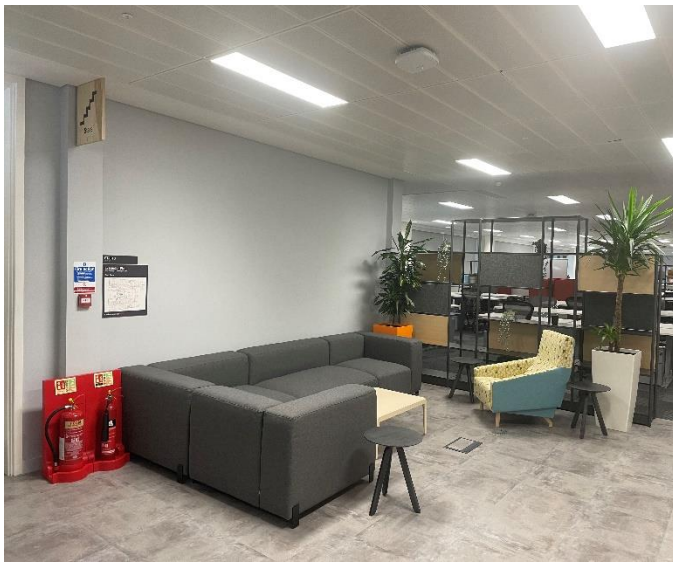
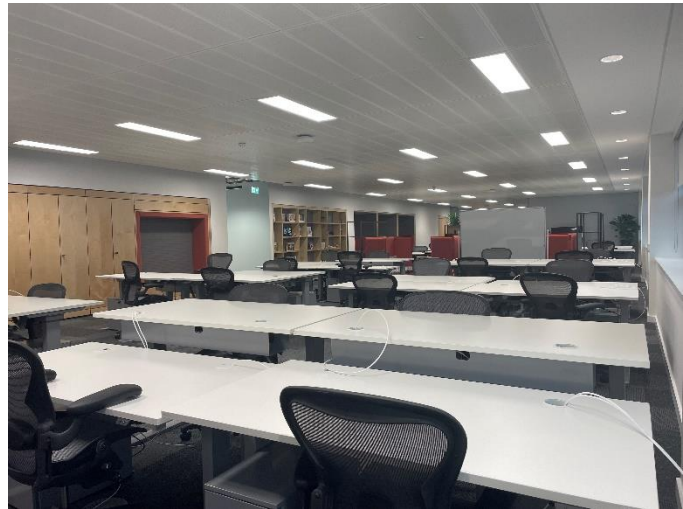
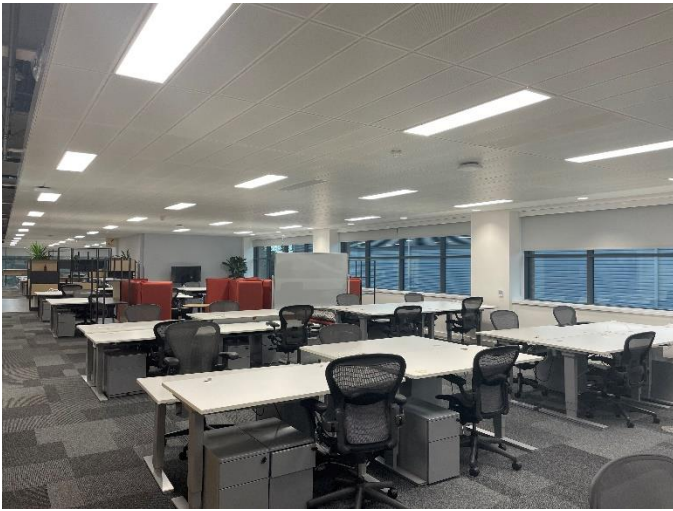




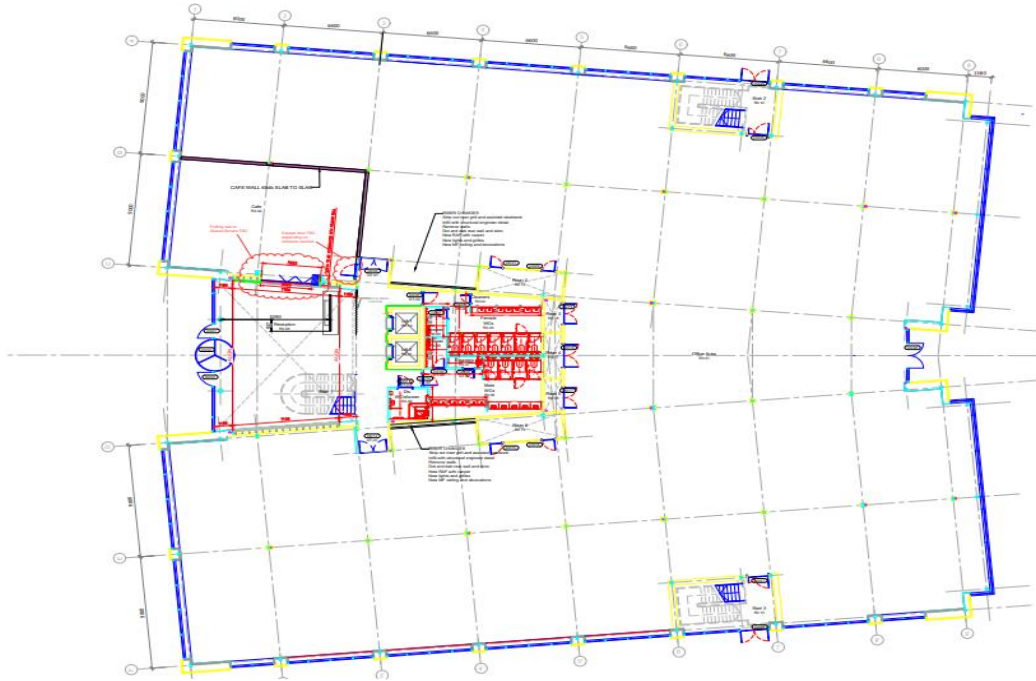
TO LET

Aura – First floor

Harrison Way, Leamington Spa, CV31 3HH

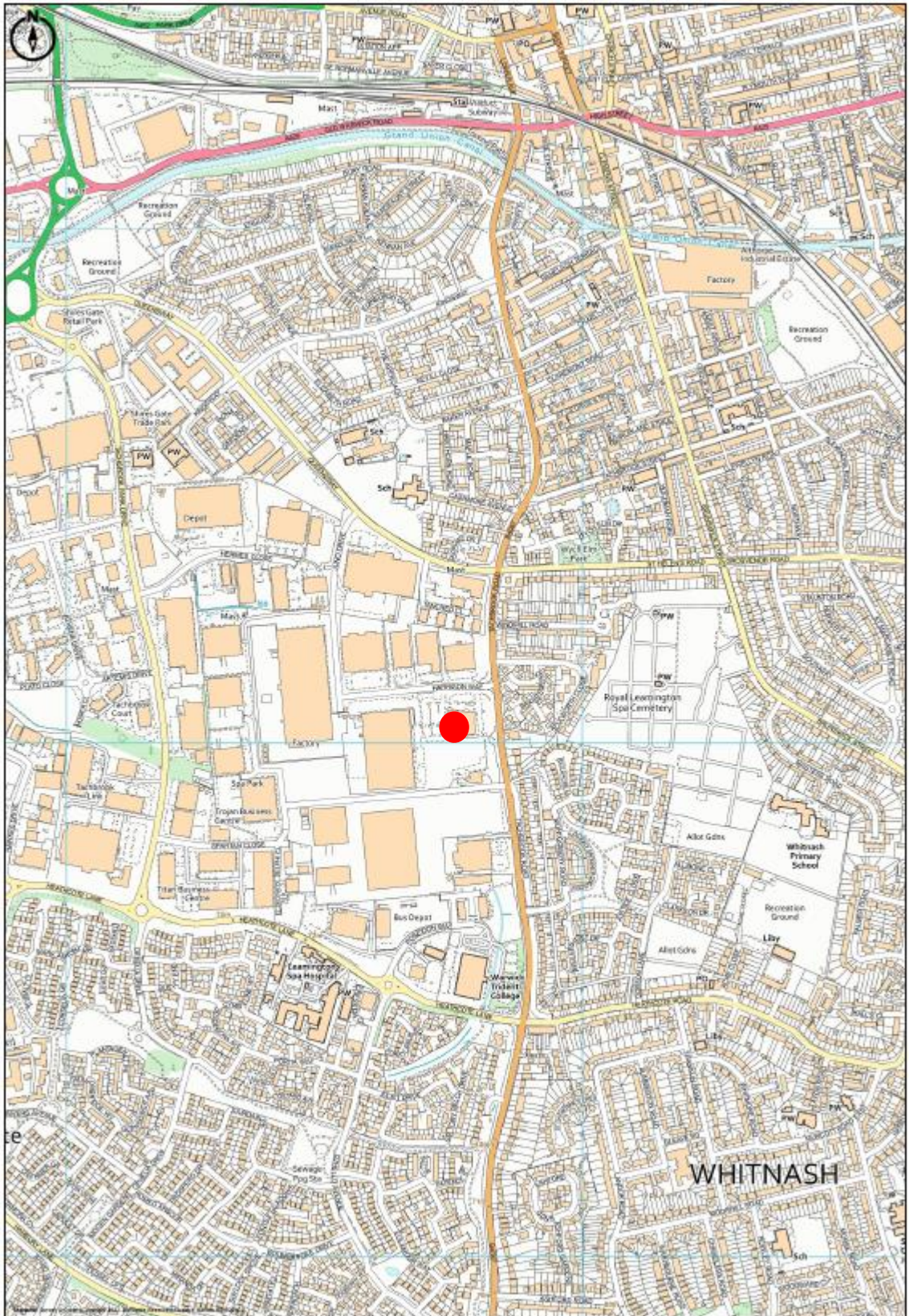


Ground Floor



Part 1st Floor







Particulars prepared February 2024

Important Notice

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract.
2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order.
3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only.
4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property.
6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

This publication has been produced by Cushman & Wakefield (C&W) for use by those with an interest in commercial property solely for information purposes and should not be relied upon as a basis for entering into transactions without seeking specific, professional advice. It is not intended to be a complete description of the markets or developments to which it refers. This publication uses information obtained from public sources which C&W believes to be reliable. C&W has not, however, verified such and no warranty, representation, express or implied, is made as to the accuracy or completeness of any information contained in this publication. C&W accepts no duty nor any liability to any reader of this publication or any third party arising as a result of reliance upon it. All expressions are subject to change. This publication or any information contained within it may not be reproduced in any form, in whole or in part, without the express prior written consent of C&W.

Copyright © Cushman & Wakefield 2023.