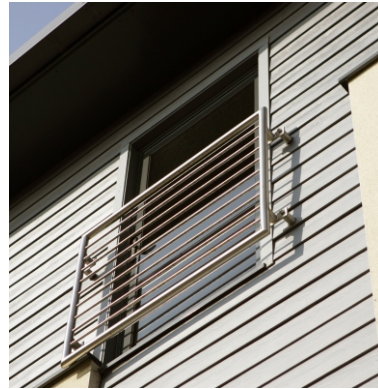




Three self-contained floors | High specification offices | Bespoke "Grade A" design | Comfort heated & cooled

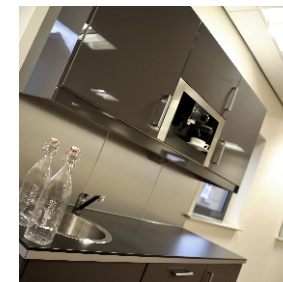
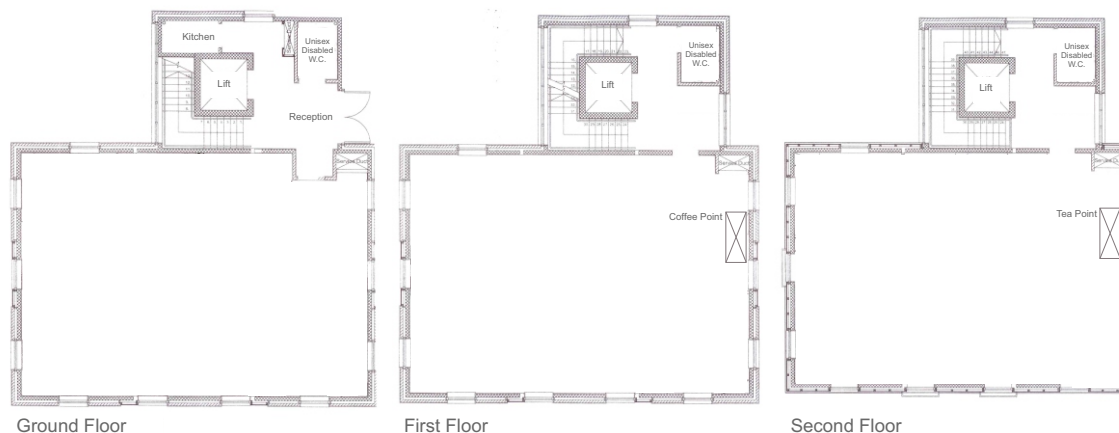
PORTOBELLO
■ HOUSE

The Property

Set in a prominent position on the border of the historic towns of Warwick and Royal Leamington Spa, Portobello House is a landmark, architect designed, three storey detached office building. The modern reception, rich in glass and stainless steel, reveals a choice of smart eight person passenger lift, or contemporary staircase, set against towering tinted glass walls. Occupiers benefit from their own corporate branding externally, in reception, the passenger lift and on each floor. Over 30,000 vehicles pass over the bridge that links the two towns daily, adding significant profile to any business, with all the style and prestige of a smart city building, without the added costs or daily commute in city centre traffic.

This bespoke, design led building, offers the small to medium, image conscious or client facing business a prestigious workspace with elements normally associated with much larger facilities, breeding confidence in company image, style and brand. These true "Grade A" offices feature computer compliant lighting and raised access floors future proof the delivery of the latest telecommunication and internet technology to each workstation. By contrast a two minute walk over the English Heritage listed Portobello Bridge, built in 1831, is a path that leads down to the River Avon, close to its junction with the River Leam and Pottertons Field; the perfect location to unwind and take a short break from the busy office.

Ground, First, and Second floor plans





Specification

24-hour secure alarmed access
Allocated gated car parking
Bespoke "Grade A" design
CCTV
Comfort cooling and heating
Computer compliant lighting
Cycle rack
DDA compliant access and facilities
Energy efficient
Excellent transport links
Exterior lighting
Feature rich telecommunications
Fire alarm
Furnished and partitioning options
High speed broadband
Individual branding
Luxury washrooms
Passenger lift
Prominent high profile location
Secure telephone door entry

Suite information

Floor	(sq ft/m*)	Workstations
G	1500/140	15-25
1	1500/140	15-25
2	1500/140	15-25

*approximate gross area

Royal Leamington Spa

Formerly known as Leamington Priors, the town experienced one of the most rapid growths in England following the popularisation of the medicinal qualities of its spa water in 1784. The healing properties of the waters had been valued since Roman times and the town is mentioned in the Domesday Book of 1066. There is a plethora of superb Georgian and early Victorian architecture in the town and the iconic Parade with its Regency styling together with surrounding streets, offers a department store, two shopping centres and boasts of over four hundred national and independent retailers.

The affluent town was granted its Royal prefix in 1838 by Queen Victoria after the rich and famous began flocking to Leamington to bathe in the salty spa water, following the opening of the Royal Pump Rooms and Baths in 1814. The facility reopened in 1999 housing an art gallery, museum, library, café and assembly rooms. The vibrant town offers over one hundred restaurants and pubs making it the perfect place to relax or wine and dine important clients. There are many hotels, some offering luxury accommodation and Michelin Star dining. In recent times Leamington has been nick named "Silicon Spa" acknowledging the town as a significant global centre for digital media and the video games industry.

Warwick

The county town of Warwick sits upon the River Avon and has been inhabited since the 6th century. Warwick school lays claim to the oldest boys school in the country, founded circa 914. In medieval times town walls were erected, of which the East and Westgate can still be seen. Warwick Castle, built in 1068 by William the Conqueror, has evolved from fortress to country house to one of the country's leading tourist attractions. The Castle forms a perfect backdrop for outdoor concerts and events and boasts in excess of half a million visitors a year and along with nearby Stratford upon Avon is a "must do" for foreign visitors.

The castle was strategically sited because of the transportation links offered by the River Avon and Fosse Way. Warwick boasts a mixture of fine architecture from the Tudor period and the 17th century. The town's historic buildings have featured in many period dramas, such as Pride and Prejudice, and together with the surrounding Warwickshire countryside formed an idyllic backdrop for the BBC series Dangerfield. Warwick Racecourse has a number of televised meetings throughout the year. Warwick's central location and proximity to the national motorway network has attracted many high profile companies including Bravissimo, Bridgestone, Calor, IBM, Jet, The National Grid and Volvo UK.



Royal Pump Rooms



Leamington Parade



Warwick Castle



River Avon



Getting there

Portobello Way (just off the A445 Emscote Road that links Leamington Spa with Warwick) lies adjacent to the historic Portobello Bridge, the boundary between the two towns. Both centres are minutes away by car, bicycle or foot with Warwick one mile West and Leamington two miles to the East. The 7 day a week 24 hour Tesco Superstore with countless facilities including parking and fuel is a few hundred yards away. The Midland Motorway network is accessible via the nearby M40 junction.

All three local railway stations offer direct trains to the Capital with express services from Warwick Parkway and Leamington Spa arriving at London Marylebone in as little as 1 hour 15 minutes and Birmingham in around 30 minutes. Birmingham Airport, NEC and Birmingham International Station are a short drive and Heathrow airport is easily accessible via M40 and M25. There are bus routes which stop directly outside the property to many local towns and villages.

Postal Address

Portobello House
Portobello Way
Warwick
CV34 5GJ

Time and Distance from Portobello House

	Miles	Minutes
M40 (Junction 15)	3	6
M40 (Junction 14)*	2	5
M40 (Junction 13)*	4	8
M25 (M40 Junction)	75	70
*J14 Entry Northbound Exit Southbound		
*J13 Entry Southbound Exit Northbound		
Birmingham Airport & NEC	15	30
Heathrow Airport	85	90
Leamington Station	1.5	3
Stratford upon Avon	10	15
Warwick Parkway Station	3	6
Warwick Station	1	2

Web Site

www.portobello-house.co.uk

... at the centre of your business

01676 532 414 mikerobertsproperty.com

