

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**SERVICED OFFICE SUITES WITH  
ON SITE CAR PARKING**



**REGUS, NICHOLLS HOUSE, HOMER CLOSE,  
LEAMINGTON SPA, WARWICK, CV34 6TT  
(VARIOUS SIZES AVAILABLE)**

- PROMINENT LOCATION
- 24 HOUR ACCESS
- FLEXIBLE TERMS
- VARIETY OF USES

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is located on Homer Close, which is situated in the heart of Leamington Spa. The property is well located with a range of retail stores, restaurants, and leisure facilities within walking distance. Leamington Spa Train Station is approximately 0.7 miles away from the subject premises and can be accessed via a short walk or a few minutes' drive. The station provides regular train services to Birmingham, London, and other major cities. The property benefits from excellent connectivity, with easy access to the town center and nearby amenities.

## **DESCRIPTION**

The property comprises a modern three-storey brick-built office building with a pitched tiled roof over. Internally, the property benefits from raised floors, suspended ceilings, and a variety of workspaces, including breakout areas, meeting rooms, and a business lounge. The premises are equipped with disabled facilities, an elevator, showers, and 24-hour CCTV monitoring. The space further includes an 8-person meeting room, a spacious director's cabin, and 20 desks with dividers for added privacy, along with a comfortable lounge area featuring soft seating. Externally, the property is located within a business park, benefiting from major transport links, bicycle storage, ample parking, and an outside seating area/terrace.

## **PLANNING**

Interested parties should contact Warwick District Council Planning Department on 01926 456 536.

## **SERVICES**

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## **ENERGY PERFORMANCE CERTIFICATES**

Details available upon request.

## **BUSINESS RATES**

Interested parties should contact Warwick District Council Planning Department on 01926 456 760.

## **MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## **VAT**

We understand that the property is elected for VAT.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during this transaction.

## **VIEWING**

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## **CONTACT DETAILS**

Arjamand Farooqui BSc (Hons)

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## **WHAT IS INCLUDED IN THE PRICES?**

- Rent
- Business Rates
- Service Charge
- 24/7 access to your office
- Business grade fibre internet
- All Utilities (electrics, water and gas)
- Fully Air Conditioned
- All maintenance and cleaning
- Staffed reception Monday to Friday
- Business Lounge on Site
- Access to Regus' 300 business lounges globally
- 2 hours free meeting room usage daily
- Unlimited gym passes for every occupant
- Furniture

