

FOR SALE / TO LET



HYPERION HOUSE
HEAD OFFICE PREMISES

20,180 sq ft
1,874.72 sq m

Pegasus Court
Tachbrook Park
Warwick CV34 6LW

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

HYPERION HOUSE

A superb Headquarters Office Building providing Grade A accommodation located on a popular business park





Open plan and
cellular office
accommodation



Full access raised
floors with floor
boxes in situ



LED
lighting
throughout



PV panels
providing circa
41,500 kwh p.a



72
car parking
spaces



12 EV
charging
points



Shower unit
on second
floor



Close to
station and
retail park



3 miles
J13 / J14
M40



Prime
Midlands
Location



Hyperion House is situated in a prominent position overlooking Europa Way, the principal road linking Leamington Spa town centre with the M40 motorway.

Hyperion House is situated within the Tachbrook Park Business Park and is accessed off Olympus Avenue.

Tachbrook Park itself comprises a 132 acre development situated directly to the south of the Leamington Retail Park where occupiers include Sainsbury's, M&S, Next and Starbucks.

Junctions 13 & 14 of the M40 motorway lie approximately 3 miles to the south east of Europa House and Leamington Spa town centre is approximately 1.5 miles to the north of the property.

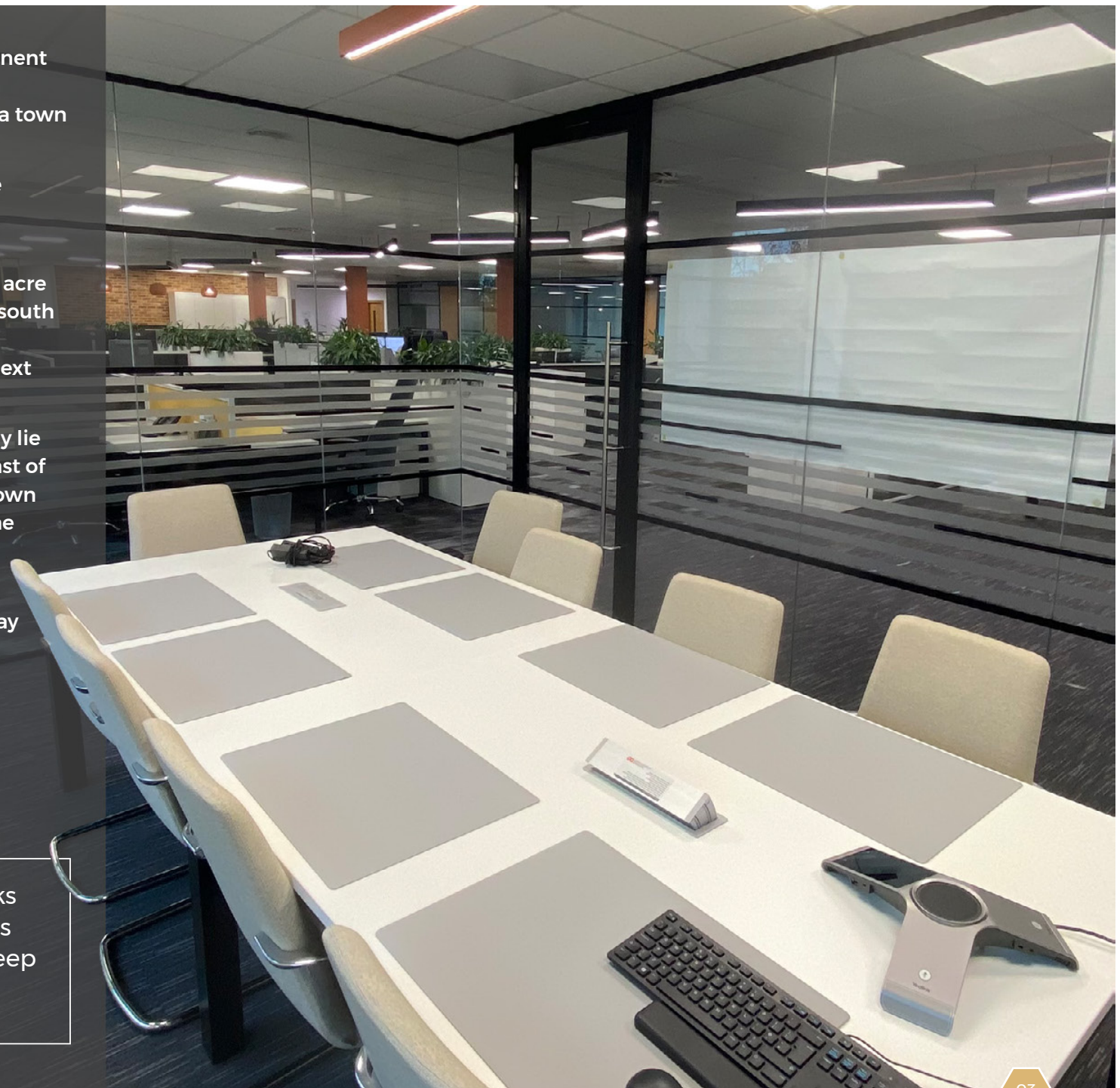
Hyperion House also enjoys excellent accessibility to Leamington Spa railway station which offers direct services to London Marylebone.



Hyperion House
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risks
vets
sheep





Hyperion House was constructed in early 2000s and comprises of a three storey HQ office building with a total net internal area of 20,180 sq. ft (1,874.72 sq m).

The building enjoys striking elevations of a combination of brickwork, glazing and composite cladding. The specification of Hyperion House includes raised accessed floors and air comfort cooling.

Internally the office accommodation is a combination of open plan and more cellular space. Each floor also includes male and female toilet facilities.

Externally the property has the use of 72 car parking spaces including an area of grass crete.

Offer

The property is offered as a freehold sale.

Asking price

£4,641,400

Alternatively the property is also available to let by way of a new lease on terms to be agreed.

Rent

£465,000 per annum



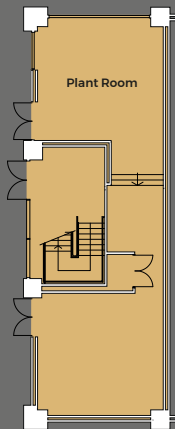
Total floor area

20,180 sq ft

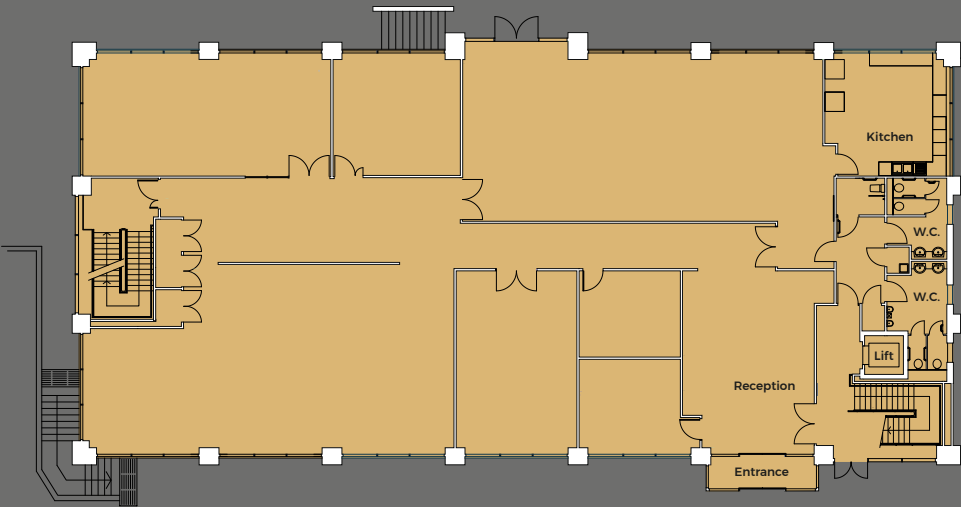
1,874.72 sq m

	sq ft	sq m
Ground Floor	6,650	617.80
First Floor	6,765	628.46
Second Floor	6,765	628.46

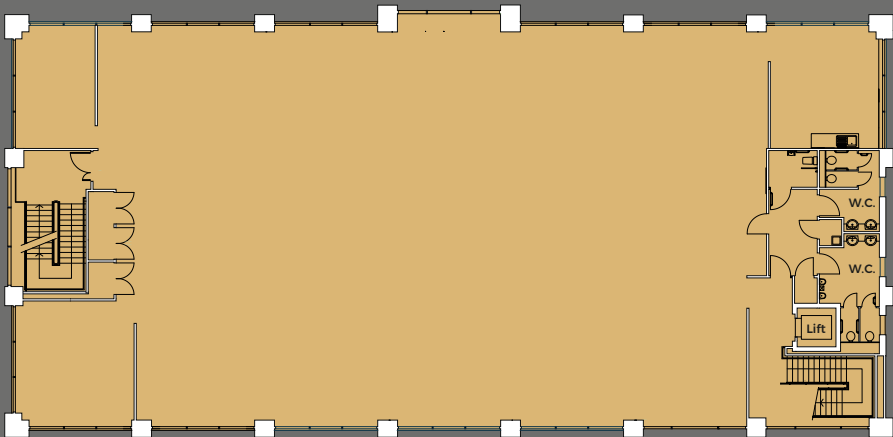
Basement



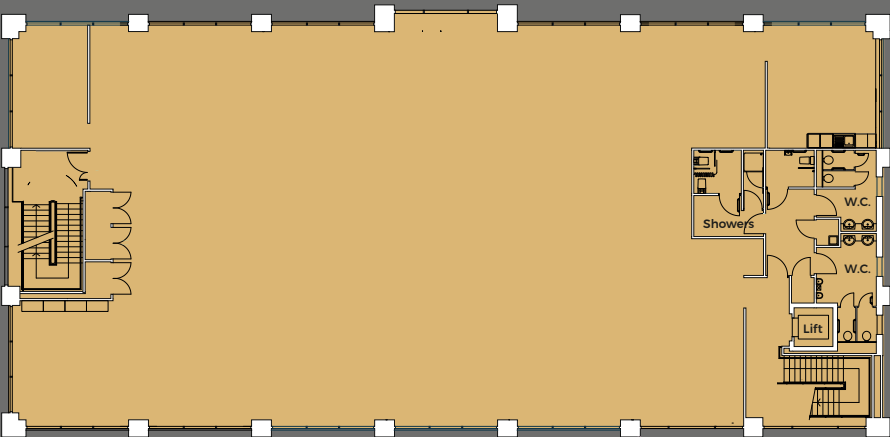
Ground Floor



First Floor



Second Floor









Business Rates

Rateable Value = £265,000

Uniform Business Rates = (2024/25) 54.6p

Rates Payable = £144,690 pa

Legal Costs

Each party will bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

EPC

The property has an EPC Rating of C58.

A copy of the certificate is available upon request.

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.



Viewing strictly by appointment through
sole agents Bromwich Hardy.



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