

POINT3

OPUS40 IS A CENTRE.

POINT3 is a modern selfcontained, three story office building set around an enclosed, landscaped, courtyard area.

The second floor provides open plan accommodation with good levels of natural light to provide a total of 28,933 sq ft.

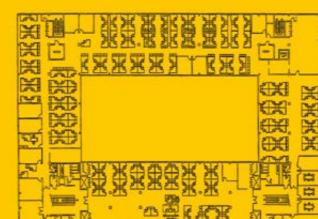




OPUS40 POINT3 WARWICK CV34 5AH







SIGNIFICANT SINGLE FLOOR PLATE 28,933 sq ft (2,688 sq m)

Available from 14,500 sq ft (1,347 sq m)

Specification

- VAV air conditioning
- Fully accessible raised access floors
- Suspended ceilings with integral lighting
- Ground floor reception area
- Restaurant Facility / Costa Coffee
- Occupational resilience (UPS and generator)
- Fibre connection
- Passenger lifts
- Refurbished Ladies, Gents and disabled toilet facilities
- 100 dedicated car spaces
- EPC rating of E



A sub-lease is available through to December 2022.

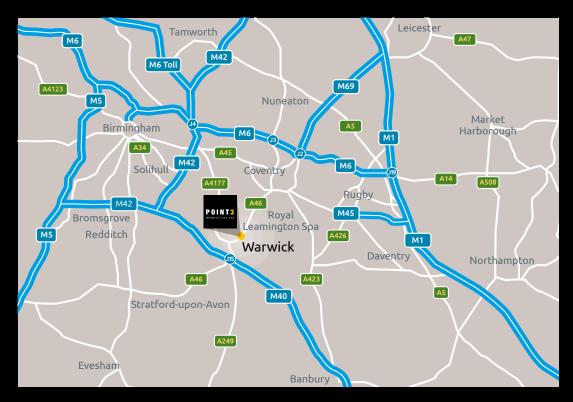
Rent / Terms

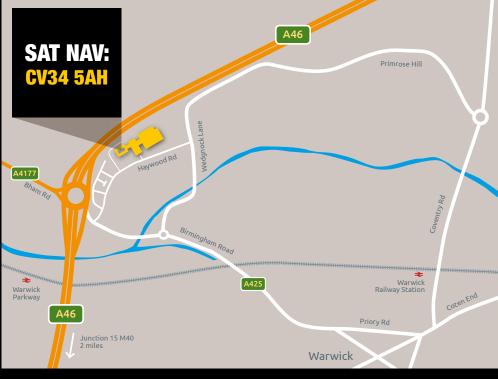
Rental and lease terms available upon application











EASY ACCESS TO JUNCTION 15 M40





FOR MORE INFORMATION OR TO ARRANGE A VIEWING CONTACT:

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Misrepresentation Act

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