

OPUS40

POINT3

WARWICK CV34 5AH



**QUALITY
OFFICES
TO LET**

14,500 - 28,933 ^{sq}_{ft}
(1,347 - 2,688 ^{sq}_m)

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OPUS40 IS A PRESTIGIOUS OFFICE CAMPUS DEVELOPMENT WITH SUPURB ACCESS TO THE NATIONAL MOTORWAY NETWORK AND NEAR HISTORIC WARWICK TOWN CENTRE.



OPUS40 OCCUPIERS INCLUDE:

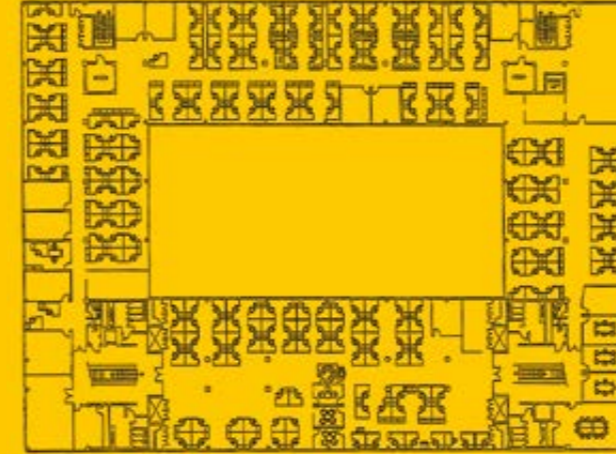


POINT3 is a modern self-contained, three story office building set around an enclosed, landscaped, courtyard area.

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



OPUS40 **POINT3**
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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

Tenure:

A sub-lease is available through to December 2022.

Rent / Terms

Rental and lease terms available upon application

RESTAURANT AVAILABLE FOR TENANT USE



