

# REGENT SQUARE HOUSE RSH

[regentsquarehouse.co.uk](http://regentsquarehouse.co.uk)





# Landmark

**Regent Square House** is prominently situated fronting Regent Street and the Parade in Leamington Spa town centre. The building's central location means it is set within a vibrant mixed use environment, with access to a range of business, retail and leisure facilities including the Royal Priors Shopping Centre and excellent transport links.

A landmark office building situated in the heart of Leamington Spa comprising ground floor retail and 3 upper floors of remodelled, extensively refurbished office accommodation. Overflowing with natural light, this versatile office gives your staff an inspiring space to work. It's highly visible, amplifying your business presence.

REGENT SQUARE HOUSE RSH

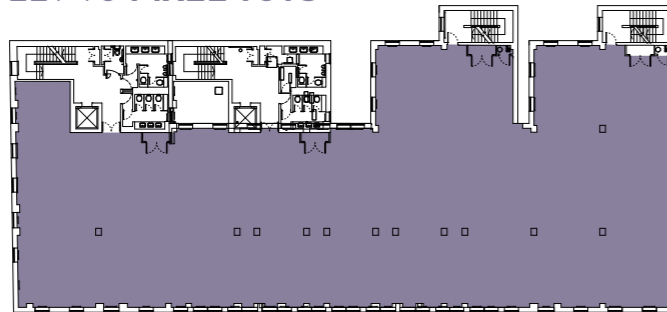


# Square Footage



LET TO **PIXEL TOYS**

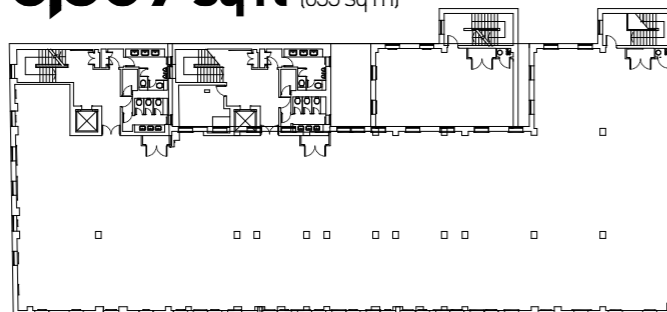
F1



**6,543 - 20,000** sq ft  
over three floors

**6,809** sq ft (633 sq m)

F2



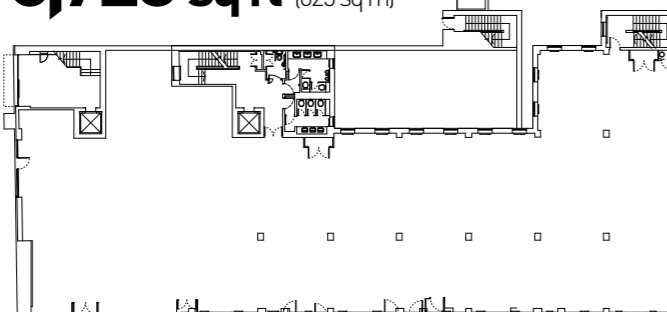
Following its major 'back to frame' refurbishment, the internal accommodation now offers prospective occupiers with a rich and contemporary workspace.

The open-plan floor plates benefit from an abundance of natural light, which combined with the open soffits and exposed service finishing makes for a truly invigorating office environment.



**6,728** sq ft (625 sq m)

F3



□ AVAILABLE ■ LET



## Nuts & Bolts

Regent Square House offers up to c.20,000 sq ft of high quality office space available over 3 floors.

The unique and voluminous space available at Regent Square House provides you with an exciting blank canvas with its innovative office specification. Excellent natural light from 3 elevations, a floor-to-ceiling height of up to 2.7m and fully accessible raised floors mean that most space configurations can be easily planned.



**Regent Square House makes intelligent and efficient use of its town centre location, taking a proactive approach to sustainability and presenting strong environmental credentials with a forecast EPC rating of B.**

- > Fantastic light levels thanks to ceiling heights of up to 2.75m
- > Occupational density up to 1:10m<sup>2</sup>
- > A dedicated ground floor office reception
- > A 10 minute walk to Leamington Spa Station
- > Located in the heart of Leamington, benefiting from excellent local amenities
- > Heating & air-conditioning – controlled and regulated independently
- > Rear parking at a ratio of 1:1,130 sq ft
- > Undercover space for bicycles in a secure environment
- > Dual elevation, providing excellent levels of natural light
- > New feature office reception designed to provide an appropriate presence and welcome to this striking office space
- > Fully accessed raised floor
- > New ducted air-conditioning system
- > Ceiling feature lighting
- > Refurbished WC's

# Bustling

Gusto | VUE Cinema | Turtle Bay | The Royal Pump Rooms | Leamington Spa Station  
La Coppola | The Regent Hotel | Café Rouge | Royal Priors | CAU | Côte Brasserie  
Jephson Park & Gardens | Zou Bisou | Yo! SuShi | Farrow & Ball



AN UNBRIDLED  
COLLECTION OF  
RESTAURANTS  
INFUSES  
LEAMINGTON WITH  
A WIDE VARIETY  
OF CULTURAL  
DELICACIES.





“LEAMINGTON IS A BEAUTIFUL SPA TOWN WITH A UNIQUE COSMOPOLITAN FEEL MAKING IT A JOY TO LIVE AND WORK HERE”

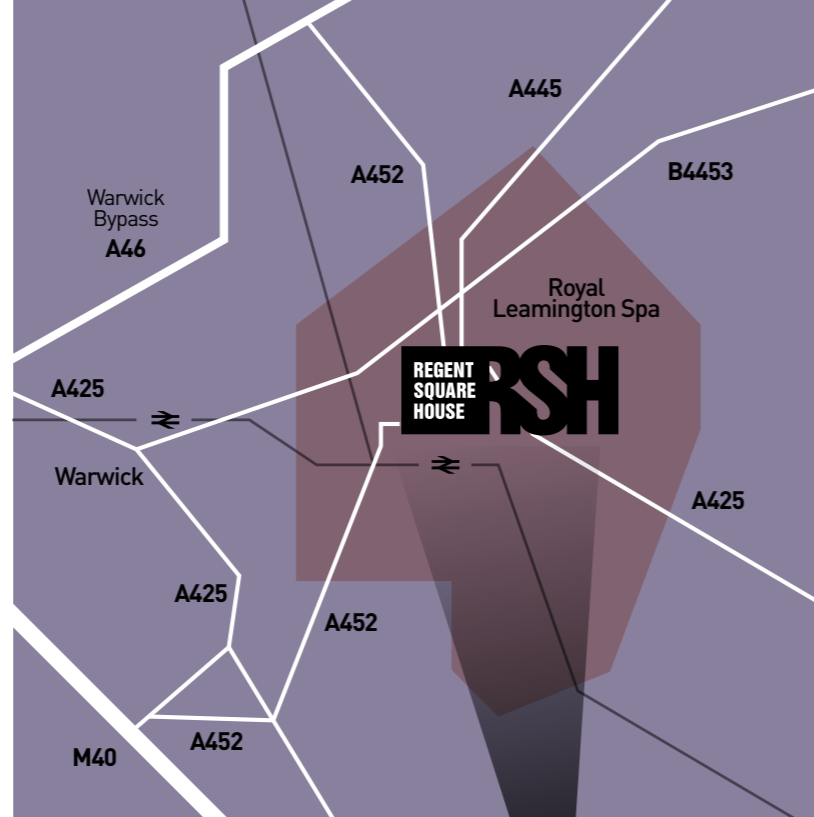
# Spa Life

Royal Spa Centre | Victoria Park | Café Dali | Caffé Nero | Royal Priors Bills | Regent Street | Bar Angeli | Regent Court Shopping

# Connected

Fast, straightforward connections to London, Birmingham and beyond.

**Regent Square House** is strategically situated just a short distance from Junctions 13, 14 and 15 of the M40 motorway which are approximately 3 miles from the town centre. The M40 provides access to the NEC and Birmingham International Airport situated some 20 miles from Leamington Spa.



Direct rail links to London are available from Leamington Spa and Coventry train stations. Leamington's excellent transport links ensure the working day starts with an easy journey. It is easily accessible by road, rail and air, with Leamington's main train station located just over 1 mile away making Central London just 50 mins away and Birmingham 40 mins directly into Moor Street Station.



10 mins



BIRMINGHAM NEW ST  
LONDON MARYLEBONE  
LONDON EUSTON

30 mins  
50 mins  
1hour 20 mins



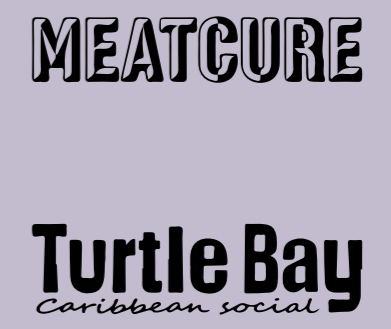


# In Good Company



## Leisure

- Stoneleigh Deer Park Golf Club
- The Welcombe Hotel & Golf Club
- Leamington Golf Club
- Kenilworth Golf Club
- Newbold Comyn Golf Club
- Nuffield Fitness & Wellbeing Gym
- Ufton Fields Nature Reserve
- Pure Health Club
- VUE Cinema
- The Royal Pump Rooms
- Lear Fitness
- Newbold Comyn Leisure Centre
- The Loft Theatre
- The Retreat Spa



## Hotels

- The Regent Hotel
- Angel Hotel
- Premier Inn
- Travelodge
- The Lansdowne Hotel
- The Episode Hotel
- Victoria Park Lodge
- Episode Hotel



## Business

- HSBC
- Lloyds Bank
- Barclays Bank
- Santander
- Coventry Building Society
- Nationwide
- Halifax
- Carrick Travel
- Castle Galleries
- Ernest Jones
- Hammonds
- Lee Longlands
- Music Matters
- Pandora
- Evans Cycles
- Thomas Cook
- Whitewall Galleries



## Cafes & Bistros

- Café Rouge
- Zou Bisou
- Pure and Raw
- The Steamhouse
- Starbucks
- Carluccios
- Costa Coffee
- Gusto
- Bar Angeli
- Spa Town Coffee
- Bella Café
- Fat Birds Café
- Gusto Ricco Café
- Leif Tea Rooms
- Vintees
- Coffee Architects



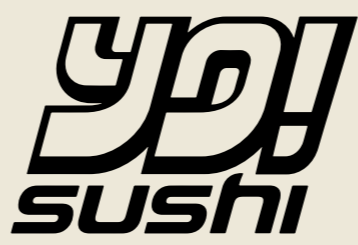
## Shop

- House of Fraser
- M&S
- Sony
- H&M
- Next
- Boots
- Thorburns
- Superdry
- Smiggle
- GAP
- Cath Kidston
- Laura Ashley
- Bang & Olufsen
- Farrow & Ball
- Joules
- Mint Velvet
- Jaeger
- River Island



## Restaurants

- Bellagio
- La Coppola
- CAU
- Elma
- Côte Brasserie
- Kayal
- The Tame Hare
- Queans
- Eleven
- Mem-saab
- Sabai Sabai
- Thai Elephant
- Las Iguanas
- Bistro Pierre
- Paprika Club
- Prezzo



## Pubs

- Bedford Street
- Star and Garter
- The Royal Pug
- Altoria
- The Clarendon
- Moo Bar
- The Fox & Vivian
- The Lounge
- Clink Bar
- The White Horse
- The Copper Pot
- The Drawing Board
- Morgans Cocktail Bar
- Saint Bar







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