

HOME

DESCRIPTION

THE BUILDING

THE LOCATION

COMMUNICATIONS

CONTACTS

JUST THE  
GROUND FLOOR  
REMAINING

# BEDFORD STREET STUDIOS

LEAMINGTON SPA

LANDMARK  
TOWN CENTRE OFFICES  
TO LET

HOME

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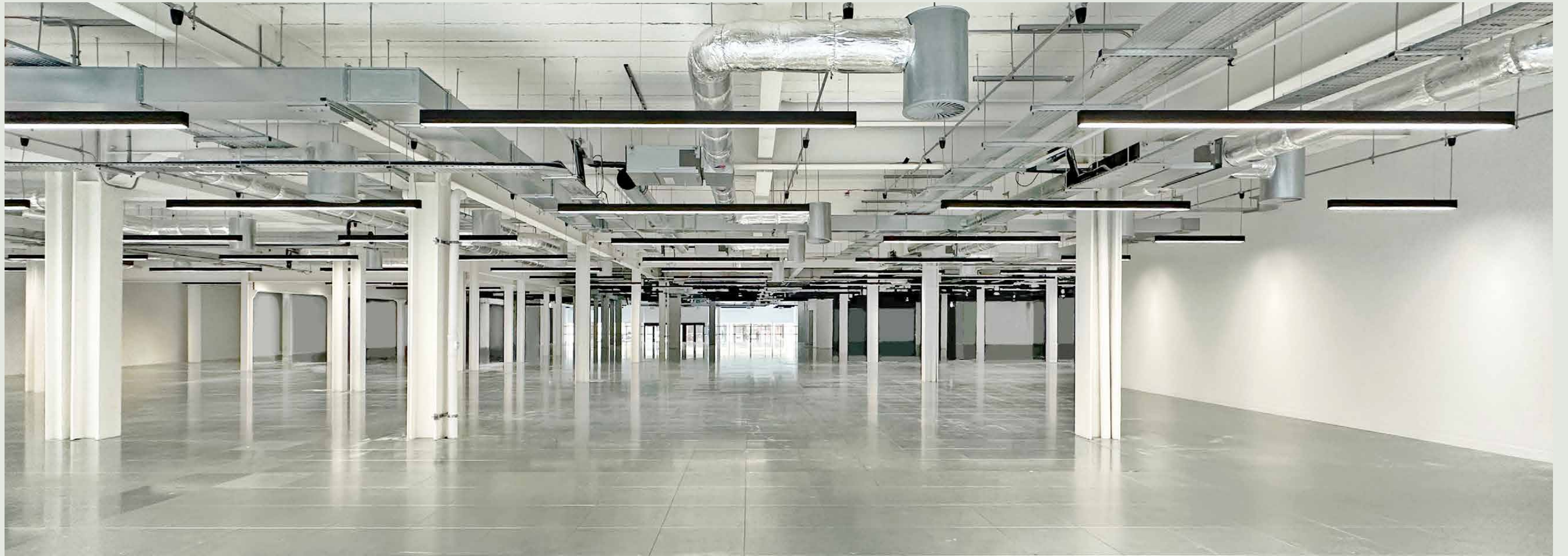
CONTACTS

# Welcome to Bedford Street Studios

## Leamington town centre's newest office building

The landmark House of Fraser building at the heart of Leamington Spa has been transformed to provide over 60,000 sq ft of high quality Grade A offices designed for 21st century businesses and their employees.

From the street, the selection of materials and the design create a sense of continuity with Bedford Street Studios' more traditional surroundings. It manages to blend in – and stand out – all at the same time.





HOME

DESCRIPTION

THE BUILDING

Reception

Specification

Roof terrace

Ground floor

Schedule of areas

Amenities

Power

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# Step into the 21st century

Staff, clients and visitors enter via a stunning reception proving a contemporary and modern arrival experience like nothing else in Leamington town centre.



Reception area



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# Market-leading reception and business lounge

With its wifi enabled reception area and concierge, Bedford Street Studios is the perfect environment for agile working.

A series of breakout areas, informal business lounge and grab-and-go coffee offering, make it the perfect place for meeting and greeting.



Business lounge

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# Commitment to quality

The building has undergone a back-to-frame refurbishment in accordance with the guidelines set out in the British Council for Offices Design Guide 2014.

Bedford Street Studios has 3 floors of office space, together with a lower ground floor suitable for a number of uses.

The building is serviced from the basement and upper floor plant areas at roof level.



EXPOSED SERVICES  
DESIGN



EPC  
RATING B



BREEAM  
VERY GOOD



ROOF TERRACE



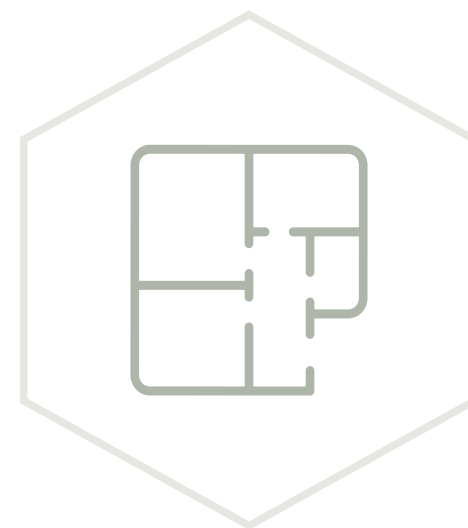
HIGH QUALITY RECEPTION  
AND BREAKOUT AREAS



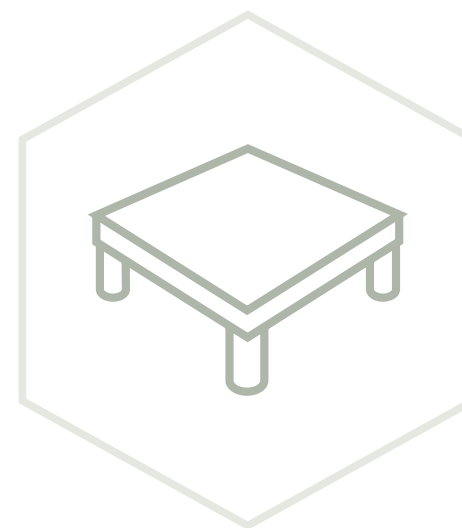
ENERGY EFFICIENT  
LED LIGHTING



SHOWERS AND  
CHANGING ROOMS



1:10 OCCUPANCY



RAISED FLOORS



VRV AIR-CONDITIONING  
SYSTEM



BIKE RACKS



POWER UPGRADE -  
GROUND FL. 214KVA



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# A roof with a view

The spectacular roof terrace is designed to be versatile, serving not only as a day-to-day breakout space with a difference, but arguably as also the most enviable event space in Leamington Spa.



CGI of rooftop terrace



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Available from  
7,500 to 19,624 sq ft

The accommodation offers contemporary,  
Grade A offices with ample natural light.



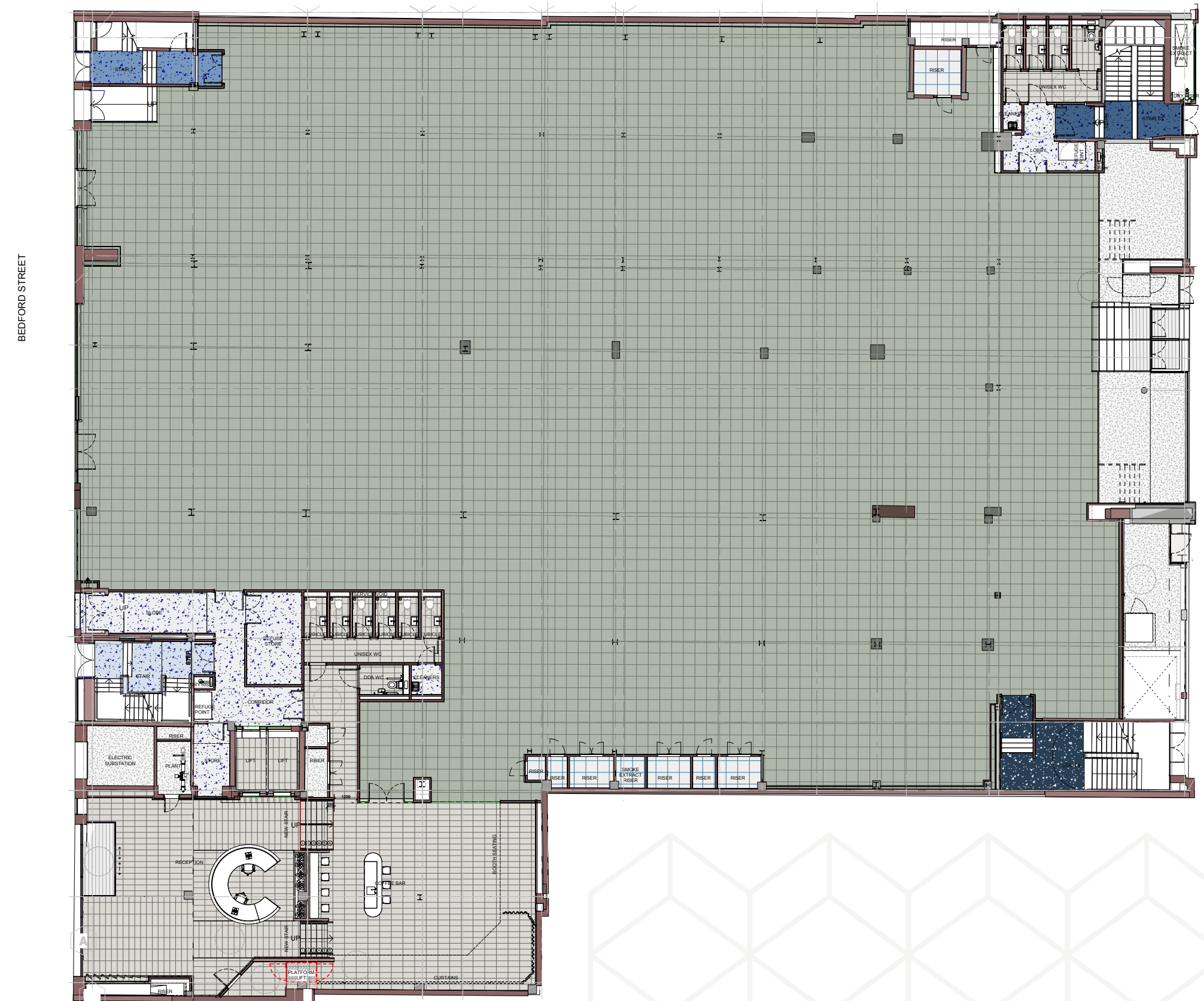


# Flexible spaces

7,500 TO 19,624 SQ FT (697 TO 1,823 SQ M)

## CONTACTS

Measured in accordance with IPMS 3





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# New amenities

The building will have places for employees to unwind, such as a games room.

Newly created male, female and accessible WCs on all floors.





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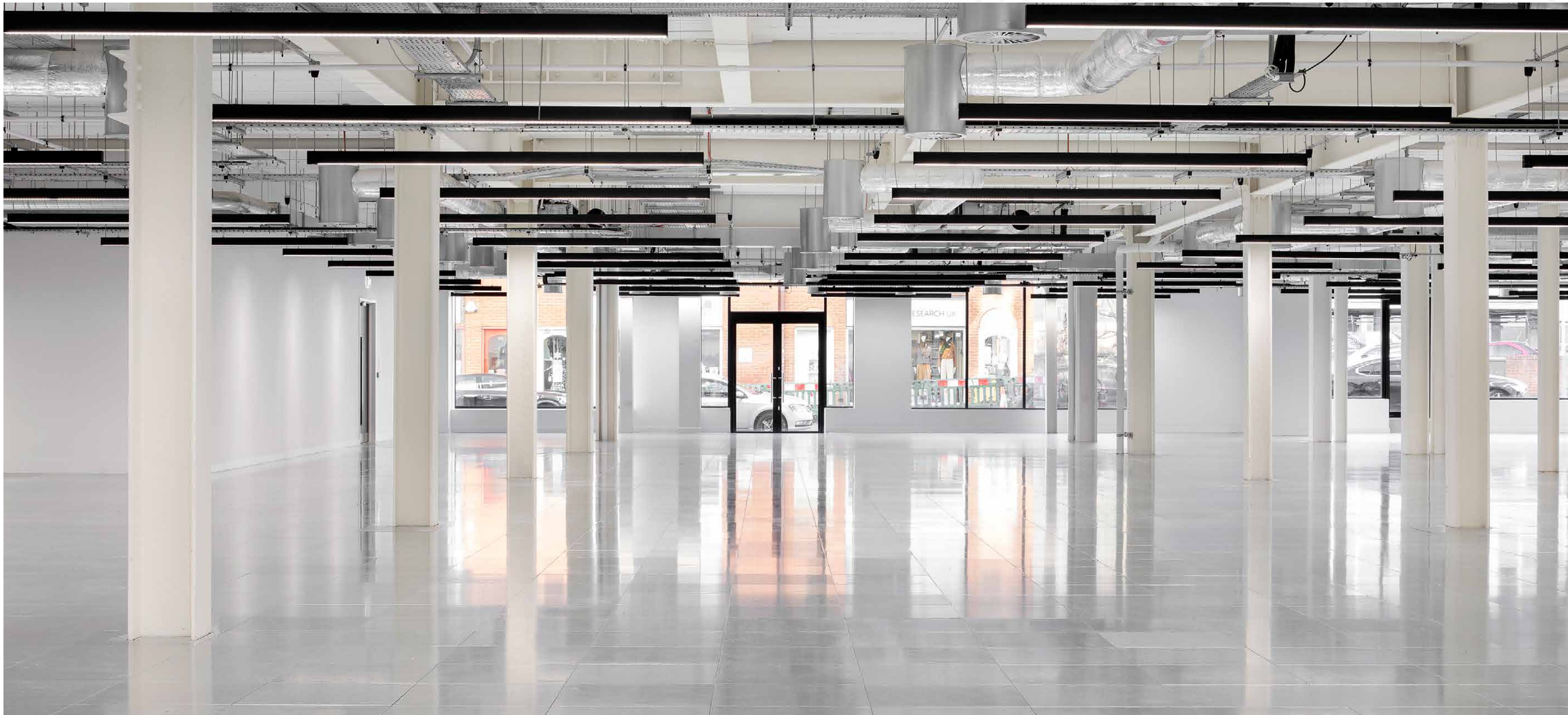
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# Power

The building has undergone a power upgrade to provide sufficient flexibility for occupiers within the video games industry, alongside traditional office occupiers.

Bedford Street Studios has a power provision of 214kva available for the full ground floor.





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Retail and leisure

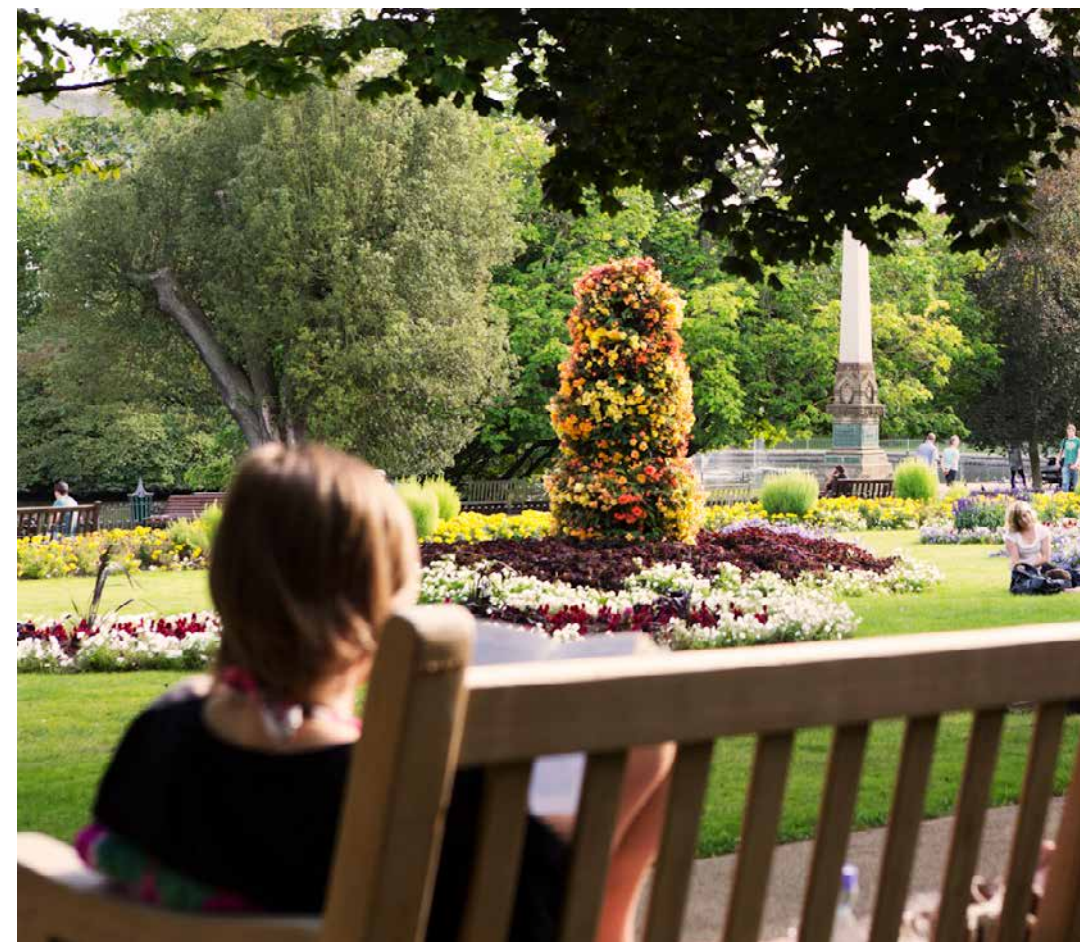
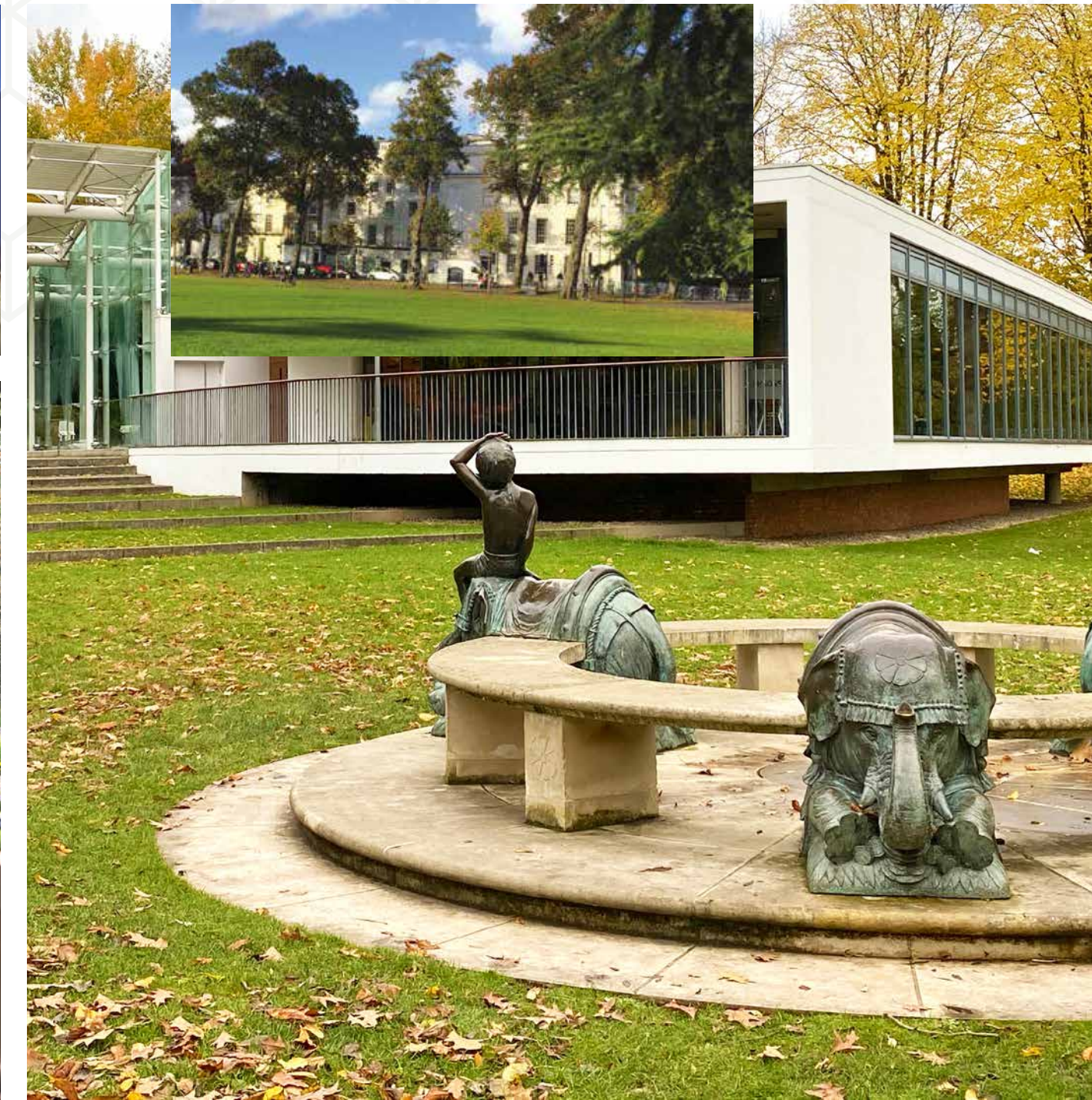
Location map

COMMUNICATIONS

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# A cultural hotspot moving with the times

Bedford Street, the Parade and its adjoining streets have been the traditional business centre of Leamington since the late 1800s. This is where you'll find the town's best choice of shops, cafés, pubs and restaurants. Central Leamington has been designated as a conservation area for a significant number of years, which has helped to preserve its unique character and style. It is also a Business Improvement District under pro-active management, to ensure it never stands still.





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Retail and leisure

Location map

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# A wealth of retail and leisure opportunities

The cosmopolitan town centre offers a large array of cafés, restaurants, high street stores and independent shops.





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Retail and leisure

Location map

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# Location

The building is located at the vibrant heart of the town, with easy access to a range of business, retail and leisure amenities, including the Royal Priors Shopping Centre and excellent transport links.

Bedford Street  
Leamington Spa  
Warwickshire  
CV32 5DY

- 1

Gusto
- 2

Vue Cinema
- 3

Turtle Bay
- 4

The Royal Pump Rooms
- 5

La Coppola
- 6

The Regent Hotel
- 7

Gail's Bakery
- 8

Royal Priors
- 9

Wagamama
- 10

Côte Brasserie
- 11

Jephson Park & Garden
- 12

Gourmet Burger Kitchen
- 13

Yo! Sushi
- 14

Carluccio's
- 15

Zizzi
- 16

Giggling Squid





|                |
|----------------|
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# Communications

Leamington's excellent transport links ensure the working day starts with an easy journey.

**By rail**

Bedford Street Studios are strategically positioned just one mile from the town's mainline station. From there, Central London (Marylebone) is just 50 mins away and Birmingham (Moor St) only 40 mins.

|                     |         |
|---------------------|---------|
| Coventry            | 12 mins |
| Solihull            | 18 mins |
| Birmingham New St   | 30 mins |
| Birmingham Moor St  | 40 mins |
| London (Marylebone) | 50 mins |

**By road**

Junctions 13, 14 and 15 of the M40 are approximately three miles away, providing quick access to the NEC and Birmingham International Airport.

|                    |          |
|--------------------|----------|
| M40                | 3 miles  |
| NEC                | 20 miles |
| Birmingham Airport | 20 miles |

BEDFORD STREET STUDIOS

>

10 MINS

>





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