

OFFICE FOR LEASE



UNIT 16, ATHENA COURT, WARWICK, CV34 6RT

For Sale: Price on application
To Rent: £18.50 per sq ft

517 sq ft (48.03 sq m)

Description

Suite 16 Athena Court is a first floor office on a select prime development in a courtyard setting containing modern buildings to a high standard. The offices feature LG3 lighting, ceiling mounted heating/cooling, perimeter trunking, kitchenette and WC facilities. Prominently located on Athena Drive, Tachbrook Park. Suite 16 includes 2 allocated parking spaces.

Summary

- High Quality Self Contained First Floor Office Suite
- Flexible lease terms and immediately available
- 2 allocated parking spaces
- Ceiling mounted heating/cooling
- Self-contained with own kitchen point and WCs
- Close proximity to Junction 13/14 of M40
- Within Walking Distance of The Shires Retail Park
- Long Leasehold available for purchase



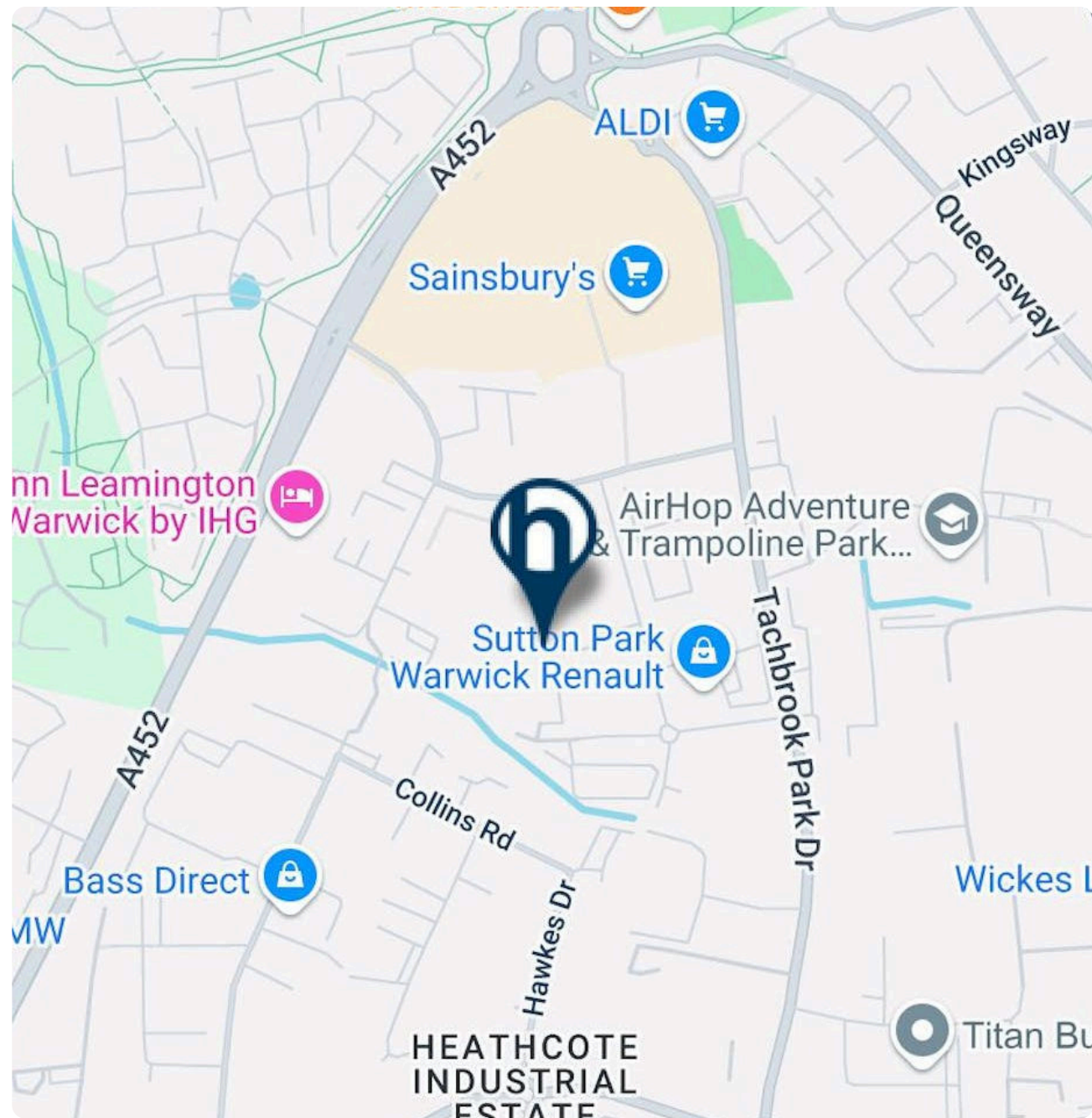
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Location

Athena Court is an attractive courtyard office development located on Athena Drive, Tachbrook Park. The business park is within close proximity to Junctions 13 and 14 of the M40 motorway along with being walking distance to Leamington Retail Park.



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 16	517	48.03	-	Available
Total	517	48.03		

TERMS

Available by way of a new lease direct with the landlord or for sale on terms to be agreed.

RENT

£18.50 per sq ft

EPC

C

VAT

Applicable.
This property is registered for VAT (Value Added Tax).

BUSINESS RATES

Rateable Value: £8,300

LEGAL FEES

Each party to bear their own costs. Each Party to

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POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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