



KWB

TO LET/ FOR SALE

**517-2,272 sq ft
(48.0 - 211.07 sq m)**

Self-contained office suites

**Units 12,16 & 28 Athena Court,
Athena Drive
Tachbrook Park
Warwick
CV43 6RT**

- Unique opportunity to rent/buy high quality self-contained suites
- Excellent access to motorway network and train station
- Within walking distance of Leamington shopping park

www.kwboffice.com

0121 233 2330

Property details – 12, 16 & 28 Athena Court

Description

Athena court is a modern purpose built courtyard scheme, the provides offices units of a high standard. Each unit is totally self-contained with their own front door and benefits from the following specification:

- Suspended ceilings with recessed lighting
- Air conditioning for cooling and heating
- Perimeter trunking for data and power
- Decorated and carpeted
- Kitchenette within each unit
- Each unit has its own WC
- Set within a well maintained courtyard setting

Accommodation

Unit 12	915 sq ft	85.0 sq m
Unit 16	517 sq ft	48.0 sq m
Unit 28	840 sq ft	78.0 sq m

Car Parking

The units benefit from car parking as below:

Unit 12	3 spaces
Unit 16	2 spaces
Unit 28	3 spaces

Tenure

Each unit is available by way of a new lease, directly from the landlord. Alternatively the units can be purchased on a new ground lease until 24/12/3006 at a peppercorn rent.

Rental

The units are available at £19 per sq ft exclusive. Rent is payable quarterly in advance.

Price

The units are available on a new ground lease at £250 per sq ft exclusive.

Estate/Service Charge

A service/estate charge is levied by the landlord for the upkeep and maintenance of the common areas, main building structure and servicing of the air conditioning within the suite and is currently running at £2.62 per sq ft, per annum exclusive.

Business Rates

Unit 12 has a rateable value of £14,000 and rates payable of £6,986 per annum (2025/26).

Unit 16 has a rateable value of £8,300 and rates payable of £4,142 per annum (2025/26).

Unit 28 has a rateable value of £12,000 and rates payable of £5,988 per annum (2025/26).

If your business qualifies for small business rates relief, this figure could be reduced to £0 per annum. Interested parties should check these figures with the local rating authority.

Energy Performance Certificate

Unit 12 C62

Unit 16 C68

Unit 28 C58

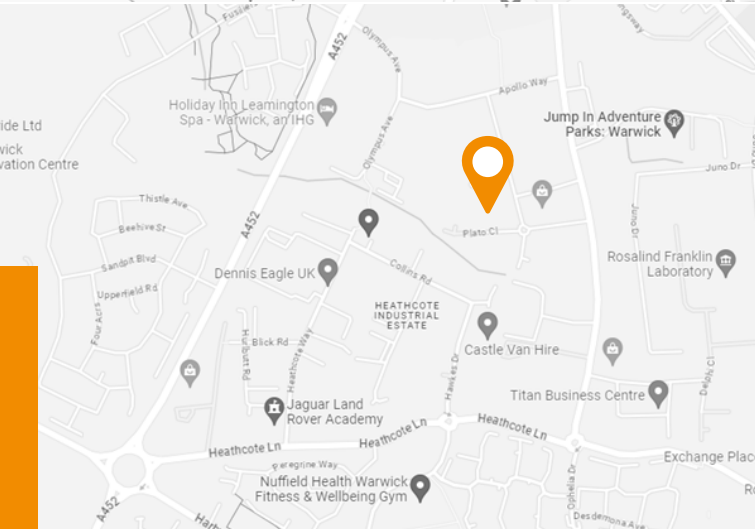
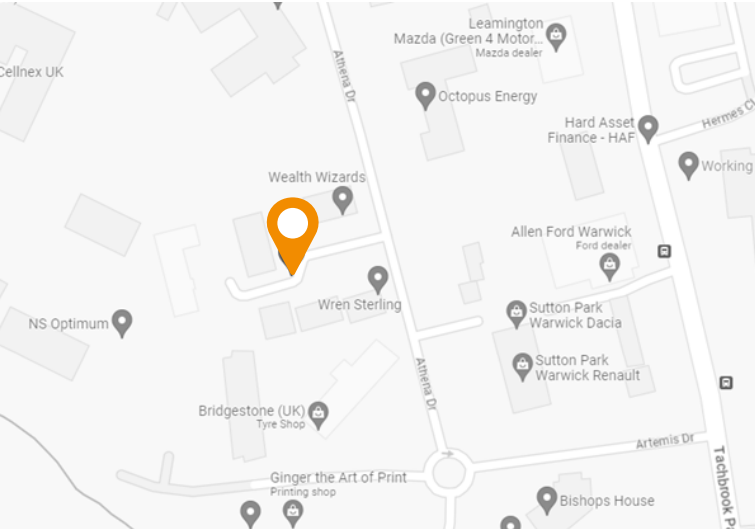
Legal costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

VAT is payable on the rent, purchase price and service charge.





Location details

**Units 12, 16 & 28 Athena Court,
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Tachbrook Park,
Warwick,
CV43 6RT**

Athena court is located on the established and popular Tachbrook Park which is Warwickshire's most established business location. The scheme is within walking distance of Leamington Shopping park which offers a wide range of services and facilities include Next, New Look, M&S clothing store, TK Maxx and Boots whilst Caffé Nero, Subway, Greggs and Starbucks provide eat-in or take way food. The scheme also benefits from an M&S food store and a Sainsburys supermarket. Within a short distance is also a Holiday Inn hotel and a Nuffield health and pure gym.

The property has easy access to the motorway network at Junction 14 via Tachbrook Park Drive and the A452 (3 miles). Leamington town centre and its mainline railway station are within 1.2 miles.



**For further information
and to arrange a viewing,
please contact:**

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