

QUALITY TWO STOREY OFFICE BUILDING



6 ATHENA COURT, ATHENA DRIVE, WARWICK, CV34 6RT

For Sale: £1,305,450

To Rent: £101,535 per annum

5,802 sq ft (539.02 sq m)

Description

Athena Court comprises a development of high quality offices on Warwick & Leamington's prime business park. The available building is fit-out to a high standard and benefits from good natural light, kitchen facilities, WCs and lift access. The space is available by way of a new lease or for sale on a 999 year lease.

Summary

- High Quality Self Contained Two Floor Office Suite
- Excellent fitout with lift access
- Ceiling mounted heating/cooling
- Within Walking Distance of The Shires Retail Park
- Ideal for owner occupiers and / or SIPP's
- 21 Parking spaces included
- Close proximity to Junction 13/14 of M40
- 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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GALLERY



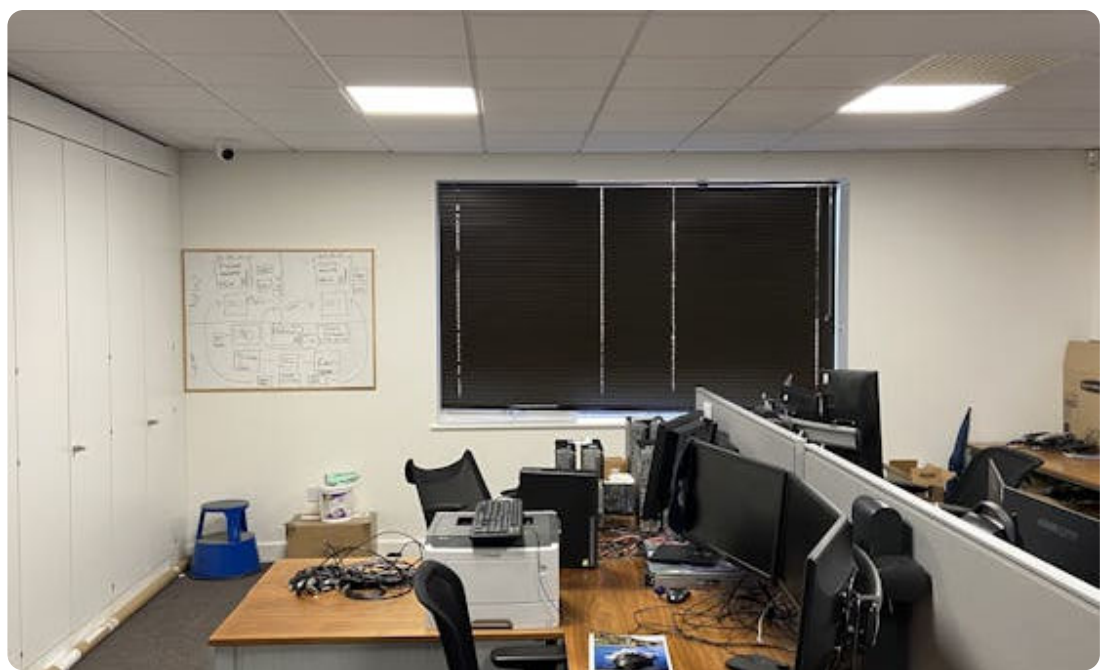
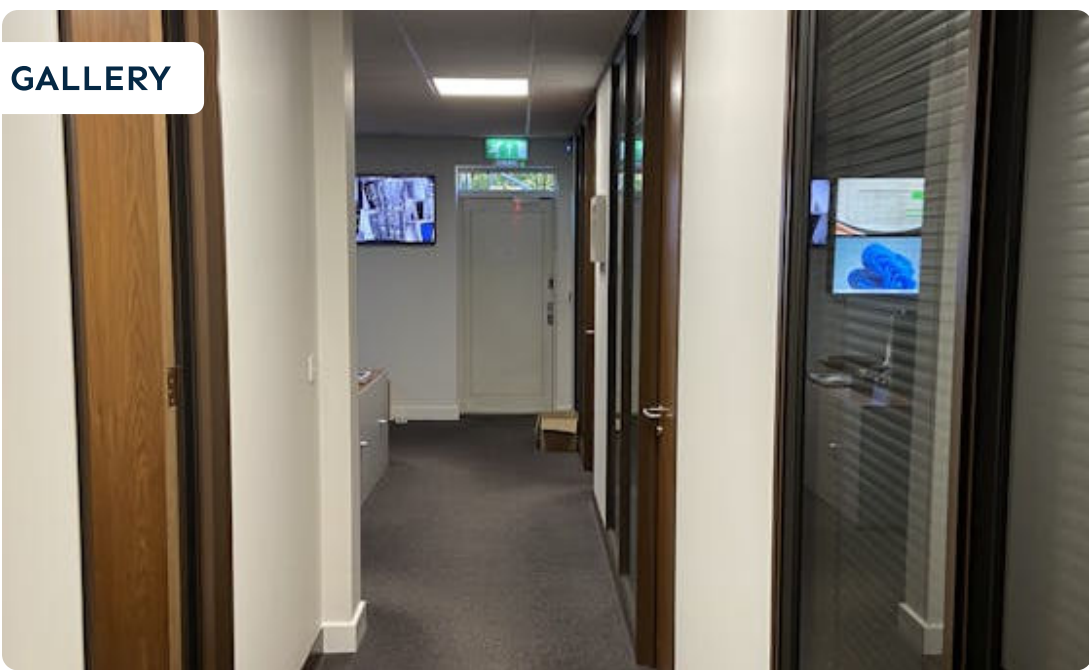
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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	2,901	269.51	-	Available
1st	2,901	269.51	-	Available

TERMS

Available by way of a new lease on terms to be agreed or for sale on a long lease of 999 years.

RENT

£101,535 per annum

EPC

B (29)

VAT

Applicable

BUSINESS RATES

Rateable Value: £73,000

Rates Payable: £39,858 per annum

Building RV: £73,000, Parking RV: £5,975

SERVICE CHARGE

£4,641.81 per annum

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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.

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