

**OFFICES FOR LEASE**



**24 & 26, ATHENA DRIVE TACHBROOK PARK, LEAMINGTON SPA, CV34 6RT**

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

506 to 1,421 sq ft (47.01 to 132.02 sq m)

## Description

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Unit 24 & 26 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 ceiling mounted heating/cooling, perimeter trunking, kitchenette and WC facilities. Prominently located on Athena Drive, Tachbrook Park.

Unit 24 & 26 Athena Court come with 5 car parking spaces.

## Summary

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- High Quality Self Contained First Floor Office Suites
- Flexible lease terms and immediately available
- Allocated parking
- 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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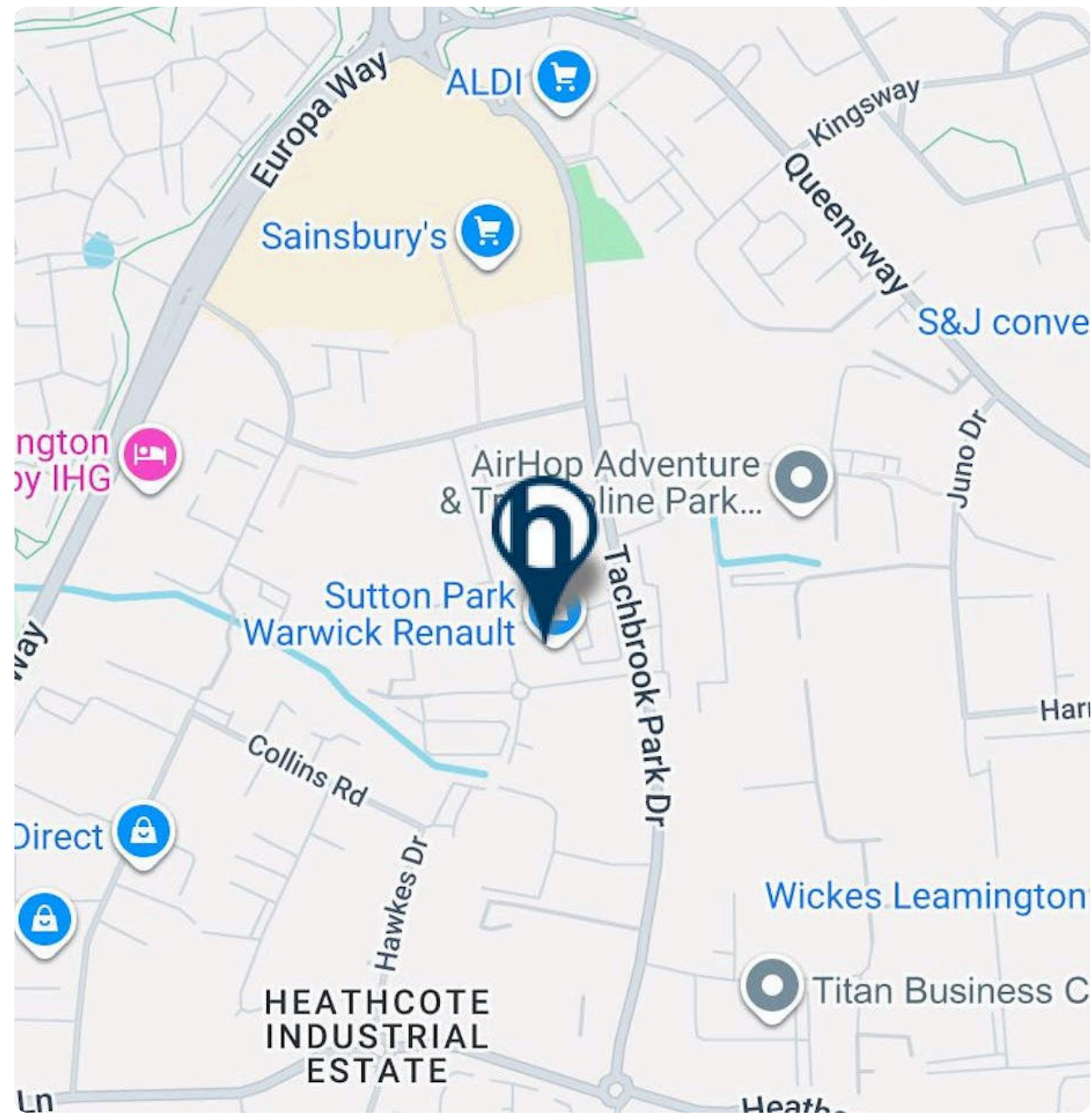
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## Location

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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

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| NAME             | SQ FT        | SQ M          | RENT | AVAILABILITY |
|------------------|--------------|---------------|------|--------------|
| Unit - Unit 24 - | 506          | 47.01         | -    | Available    |
| Unit - Unit 26 - | 915          | 85.01         | -    | Available    |
| <b>Total</b>     | <b>1,421</b> | <b>132.02</b> |      |              |

## TERMS

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

## RENT

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£18.50 per sq ft

## VAT

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Applicable

## LEGAL FEES

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Each party to bear their own costs

## POSSESSION

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Available Immediately

## ANTI MONEY LAUNDERING

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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



**Charlie Glover**

07806 767 073

02476 308 900

[charlie.glover@bromwichhardy.com](mailto:charlie.glover@bromwichhardy.com)



**Mark Booth**

07497 150 632

02476 308 900

[mark.booth@bromwichhardy.com](mailto:mark.booth@bromwichhardy.com)

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