

OFFICE FOR LEASE



UNIT 12, ATHENA COURT, WARWICK, CV34 6RT

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

915 sq ft (85.01 sq m)

Description

Unit 12 Athena Court provides high-quality office accommodation within an attractive courtyard style development on Tachbrook Park. The property offers well-presented, open plan space designed to a modern specification, including LED lighting, ceiling-mounted heating and cooling, perimeter trunking, and double glazed windows providing excellent natural light.

The unit also benefits from a fitted kitchenette, WC facilities, and allocated on site car parking.

The building presents an excellent opportunity for occupiers seeking contemporary, efficient office space in a well-connected and established business location.

Summary

- High Quality Self Contained First Floor Office Suite
- 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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Location

Athena Court holds a prime position within Tachbrook Park, one of Leamington Spa's most established and sought-after business locations. Conveniently situated on Athena Drive, the development offers excellent connectivity, and is just moments from Junctions 13 and 14 of the M40 motorway, providing direct access to Birmingham, Coventry, and London.

The park also benefits from a wealth of nearby amenities, with Leamington Retail Park only a short walk away, offering a variety of shops, cafés, and restaurants. This combination of accessibility, amenity, and professional surroundings makes Athena Court an ideal location for businesses seeking both convenience and quality.



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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 12	915	85.01	-	Available
Total	915	85.01		

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

LEGAL FEES

Each party to bear their own costs

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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