

TO LET

2 ATHENA DRIVE

8,803 sq ft
(817.82 sq m)

Contemporary
first floor office space

2 Athena Drive
Tachbrook Park,
Leamington Spa
CV34 6RQ





High specification, modern, Grade A contemporary office space

Open Plan Space

LED Lighting

Ceiling Mounted Air Conditioning

Full Access Raised Floors

Walking Distance to Shopping Park

40 Car Parking Spaces

Kitchen & WC Facilities

Set within the mature landscaped setting of Athena Drive

Location

The property is located in the centre of the popular and established Tachbrook Park Business Park in Leamington Spa. Occupiers on the Park include Tata Technologies, Wright Hassall, Calor, Bridgestone, Sumo Digital, Towergate Insurance and the Holiday Inn, amongst others.

The neighbouring Leamington Shopping Park offers retail outlets conveniently within easy walking distance including Sainsburys, Boots, Next, Café Nero and Greggs

Location links are good, Leamington Spa Railway Station is only approximately 1.5 miles away and has frequent trains linking it to London Marylebone and Birmingham New Street. Junctions 13 and 14 of the M40 are within 3.4 miles providing access to an extensive motorway network. There are also good local bus services.

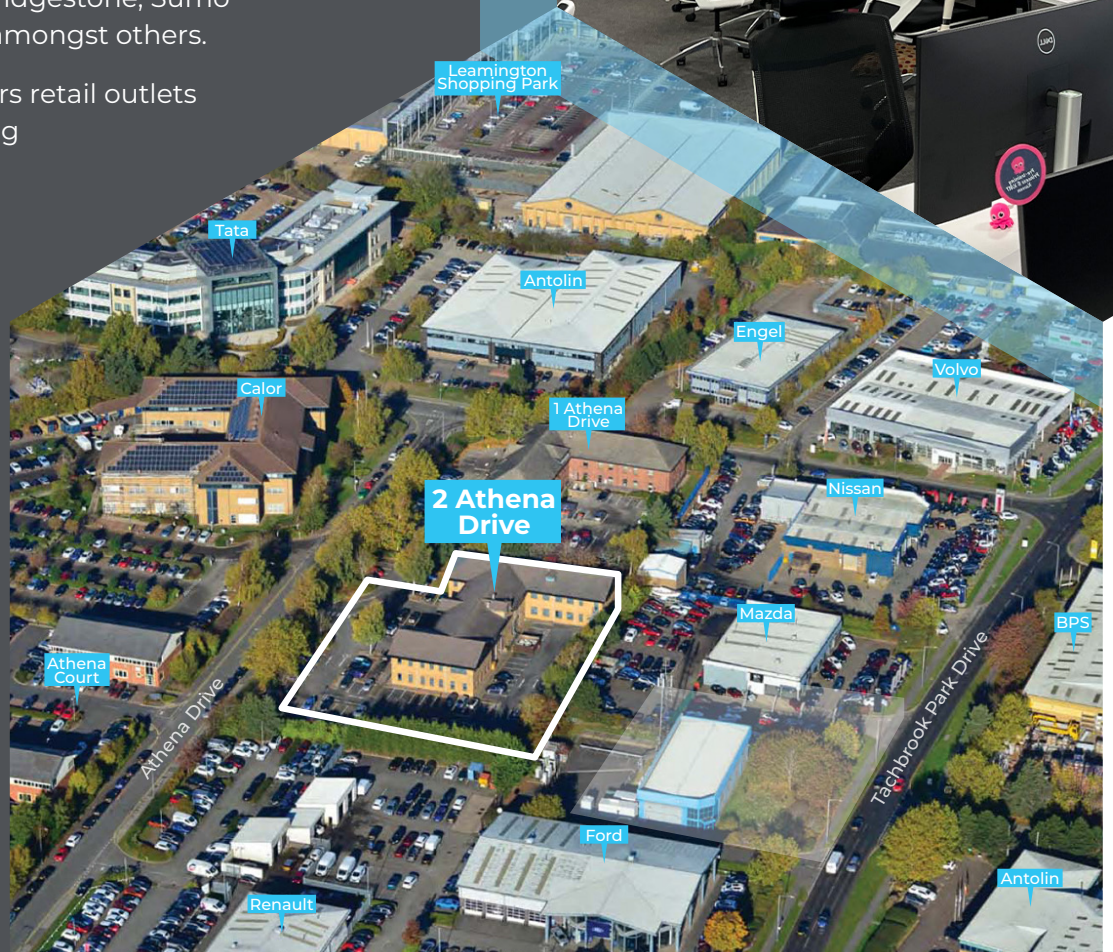
Tenure

The property is available by way of a new lease on terms to be agreed.

Rent

The quoting rent is £148,848 pa + VAT.





The property comprises the first floor of a detached two storey office building

Description

The office is open plan and forms an ‘L shape’. The offices benefit from LED lighting throughout, suspended ceilings, full access raised floors with floor boxes in situ and a ceiling mounted heating a cooling system.

In total the first floor suite benefits from 40 car parking spaces providing a car parking ratio of 1:220 sq ft.

Service Charge

A building and estate service charge is payable of £39,849 plus VAT.

VAT

Vat will be payable on rent and service charge.

EPC

The energy performance asset rating is C59.

Business Rates

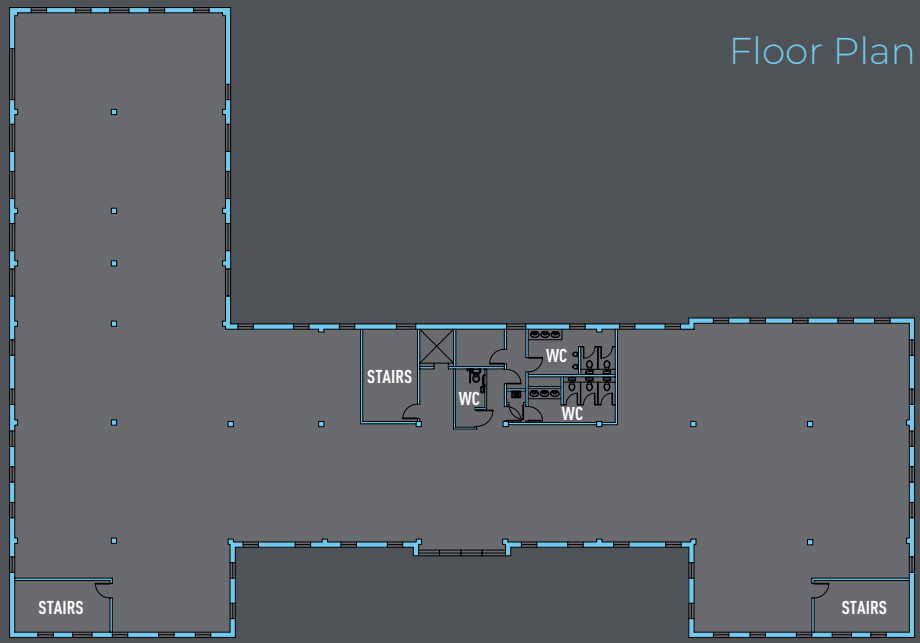
The first floor has a rateable value of £105,000. The rates payable will therefore be approximately £53,760.







Floor Plan





Viewing

By appointment through the sole agents.

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

Ed Bunbury
ed.bunbury@bromwichhardy.com
02476 308 900
07385 662 520

Charlie Glover
charlie.glover@bromwichhardy.com
02476 308 900
07806 767 073

Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry
CV3 4PE

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