READY FOR IMMEDIATE OCCUPATION

TO LET

SELF CONTAINED FULLY FITTED OFFICE BUILDING

5,526 SQ FT (513.4 SQ M)

7-8 ATHENA COURT

ATHENA DRIVE | TACHBROOK PARK | LEAMINGTON SPA | WARWICKSHIRE | CV34 6RT

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

CUSHMAN & WAKEFIELD

7-8 ATHENA COURT





DESCRIPTION

The Property is a modern two storey office building of brick-built elevation with a pitched tiled roof. Externally the building is surrounded by 15 parking spaces and shrubbery. The Property benefits from dual frontage access and double glazed windows.

Internally, the ground floor space consists of a large open plan office with a series of smaller meeting rooms and two large boardrooms, one of which is capable of being divided via a concertina door. The ground floor also benefits from a kitchen area, WC facilities (including DDA) and shower facilities. The first floor consists of similar specification, including sit/stand desks, a central kitchen facility and toilets.



SPECIFICATION

Fully fitted with open plan offices, meeting rooms and kitchen/breakout areas

Dual access points with WC facilities in each stair core

Mixture of LED panels and LG3 lighting

Raised access and fully carpeted floors

15 parking spaces

Heating & cooling system





ACCOMMODATION

Description	sq m	sq ft
Ground Floor	266.0	2,863
First floor	247.4	2,663
Total	**513.4**	**5,526**

Areas are approximate and are measured on an NIA basis.

EPC

Rating C(57).

7-8 ATHENA COURT

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1.1 miles from Leamington Spa Railway Station

1.5 miles from Leamington Spa Town Centre

3 miles from Junction 14 of the M40

LOCATION

Athena Court is set within a well-established business location in Leamington Spa. The Property has good motorway access, via the A452 to the M40 motorway.

Athena Court is approximately 0.5 miles from Leamington Shopping Park (less than 5 minutes walk away), home to various large retailers such as Sainsbury's, M&S, Aldi and Next, with nearby fast-food outlets also on offer.











BUSINESS RATES

Rateable Value (2023 list) - £67,000. Occupiers advised to make their own enquiries.

SERVICES

We understand that all mains services are connected.



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TENURE

By way of sublet or assignment, with headlease expiry June 2030.

RENT

Upon application to the agents.

LEGAL & SURVEYING COSTS

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

VIEWINGS

Strictly by appointment with joint selling agents:

CUSHMAN & WAKEFIELD

Callum Gilbert
Direct: 0121 710 5647
Mobile: 07766 120682
callum.gilbert@cushwake.com

BROMWICH HARDY
024 7630 8900
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