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VIEW ONLINE

OFFICE SUITE FOR LEASE



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UNIT 25 & 27, ATHENA COURT, WARWICK, CV34 6RT

For Sale: Offers in the region of £342,500

To Rent: £18.50 per sq ft

797 to 1,712 sq ft (74.04 to 159.05 sq m)

Description

Unit 25 & 27 Athena Court is a ground floor office on a select prime development in a courtyard setting containing modern buildings to a high standard. The offices are available as one office or can be split into two separate offices, both offices benefit from three parking spaces each. The offices feature ceiling mounted heating/cooling, perimeter trunking, kitchenette and WC facilities. Prominently located on Athena Drive, Tachbrook Park.

Summary

- High Quality Self Contained Ground Floor Office Suites
- Flexible lease terms
- Three allocated parking spaces per unit
- Units can be combined together
- Long Leasehold available for purchase
- Within Walking Distance of The Shires Retail Park
- Close proximity to Junction 13/14 of M40
- Ceiling mounted heating/cooling





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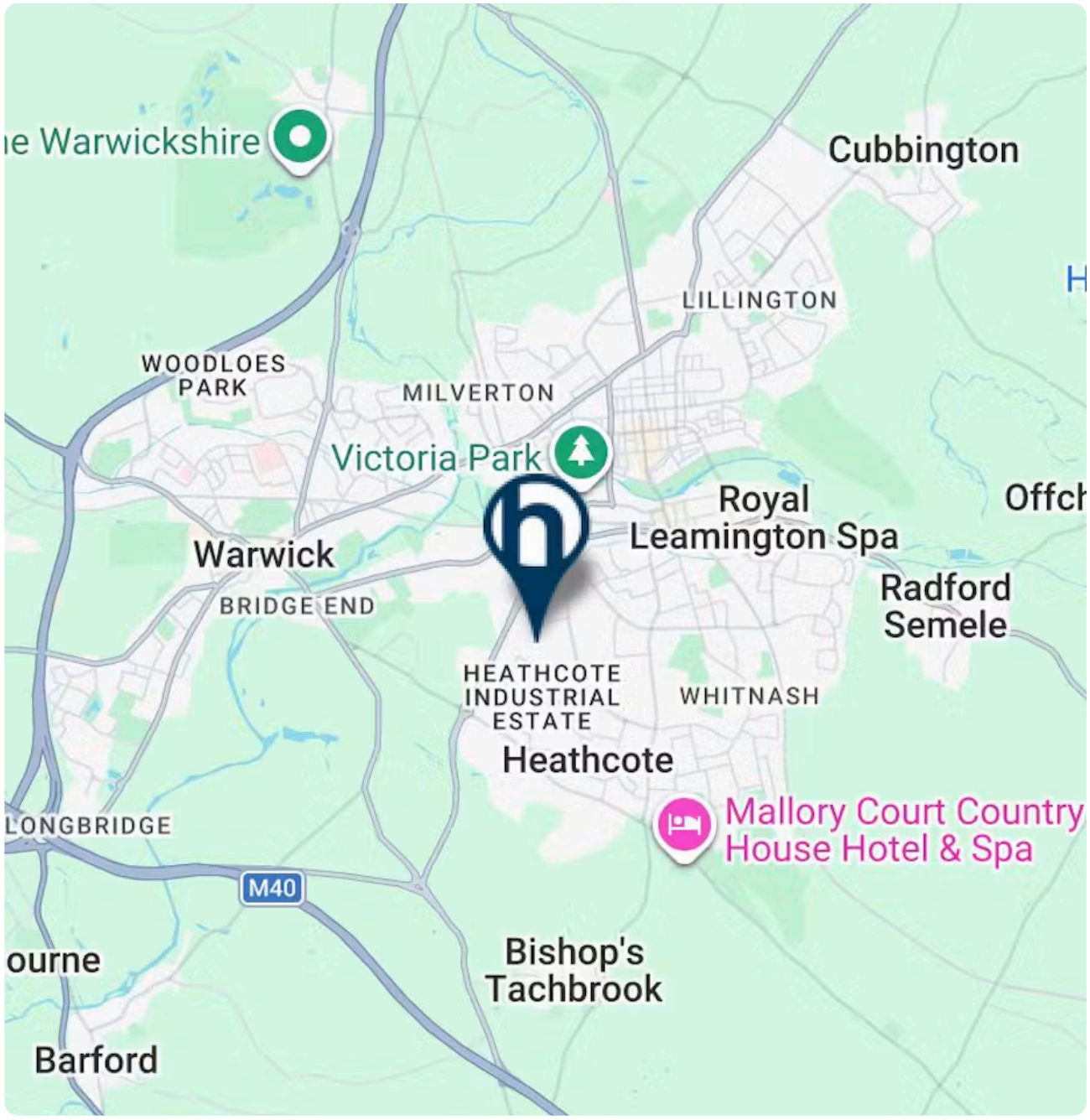
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Location

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
Unit - 25	915	85.01	£18.50 /sq ft	Available
Unit - 27	797	74.04	£18.50 /sq ft	Available
Total	**1,712**	**159.05**		

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

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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