

Grade A Fully Fitted Offices

3,183 Sq Ft (295.70 Sq M)



8 Olympus Court, Olympus Avenue, Tachbrook Park, Warwick,
Warwickshire CV34 6RZ

Property Highlights

- Modern Grade A offices
- Located in established Business Park environment
- 10 allocated parking spaces
- Full-access raised floors with floor boxes in situ and datacabling
- Suspended ceilings with LED lighting and ceiling mounted heating/cooling system
- Within easy walking distance of Leamington Spa Shires Retail Park



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Location

The property is situated on Olympus Avenue, within the designated office zone of Tachbrook Park, a well maintained Business Park located within a short distance of Leamington Spa and Warwick Town centres and walking distance to Leamington Spa Shires Retail Park. The offices are located within 3.5 miles of Junction 14 of the M40, providing easy access to all major motorway networks.

Description

Office 8 Olympus Court comprises a modern, self-contained, detached, two-storey office building. The property benefits from a combination of open plan office space with a selection of meeting rooms and boardrooms, suspended ceilings with LED lighting and a ceiling mounted heating/cooling system, raised floor with floor boxes in situ with datacabling, telecoms and power, server room, a kitchen point at ground floor and first floor level, disabled access ground floor WC and further first floor WCs, The property benefits from double glazing, blinds and 10 allocated parking spaces. The offices are light and presented in superb condition.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,614	149.95
First Floor	1,569	145.75
Total NIA	3,183	295.7

Business Rates	
Rateable Value	£41,500
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.491 pence
Rates payable (estimated)	£20,375

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed. A sale would be considered, offers in the region of £600,000 plus VAT.

Costs

The quoting rent is £50,000 per annum. An estate service charge is payable. For the current service charge year this is £2,223.76. VAT is payable upon rent and service charge.

Services

Mains electricity, water and drainage are connected to the property.

EPC

The property has an EPC Rating of C-73.

Viewing

Viewing strictly by appointment through the sole agent.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. December 2017.