

**OFFICE SUITES FOR SALE**



**ATHENA HOUSE, ATHENA COURT, ATHENA DRIVE, WARWICK, CV34 6RT**

For Sale: Price on application

517 to 1,357 sq ft (48.03 to 126.07 sq m)

## Description

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Athena Court comprises a development of high quality office suites on Warwick & Leamington's prime business park. The available suites are located with Athena House at the rear of the estate and benefit from good natural light, kitchen facilities, WCs and lift access. The suites are available for sale on a long leasehold basis.

## Summary

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- Rare opportunity to purchase individual suites
- Self contained
- Lift access
- Attractive office park
- Prime commercial location
- Good access to the M40
- Walking distance to Leamington Retail Park
- Ideal for owner occupiers and / or SIPPs



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## Location

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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

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NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 16	517	48.03	-	Available
Unit - 28	840	78.04	-	Available
<b>Total</b>	<b>1,357</b>	<b>126.07</b>		

## TERMS

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Available on long leases of 999 years.

## VAT

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Applicable

## BUSINESS RATES

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Rates Payable:

Rateable Values: Unit 16 - £8,300, Unit 28 - £12,000

## SERVICE CHARGE

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£2.63 per sq ft

## LEGAL FEES

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Each party to bear their own costs

## ANTI MONEY LAUNDERING

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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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