

For Lease

Office



## Unit 24 26 & 28

Athena Court, Athena Drive Tachbrook Park,  
Leamington Spa CV34 6RT

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 506 - 2,261 Sq Ft  
£ £9,361 - £41,829 Per Annum

## Key Features

- Immediately available with Vacant Possession
- End of terrace office with good levels of natural light
- Self-contained with own kitchen point and WCs
- Ceiling mounted heating/cooling
- 3 allocated parking spaces
- Potential for flexible lease terms



Unit 24 26 & 28, Athena Court, Athena Drive  
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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.

## Description

Units 24, 26 and 28 Athena Court are first floor offices on a select prime development in a courtyard setting containing modern buildings to a high standard. The offices feature ceiling mounted heating/cooling, perimeter trunking, kitchenette and WC facilities. Prominently located on Athena Drive, Tachbrook Park.

## Accommodation

Area	Sq Ft	Sq M
Unit 24	506	47.01
Unit 26	915	85
Unit 28	840	78.04
<b>Total</b>	<b>2,261</b>	<b>210.05</b>

## Business Rates

Further information available upon request.

## Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed. Flexible lease terms will be considered

## EPC

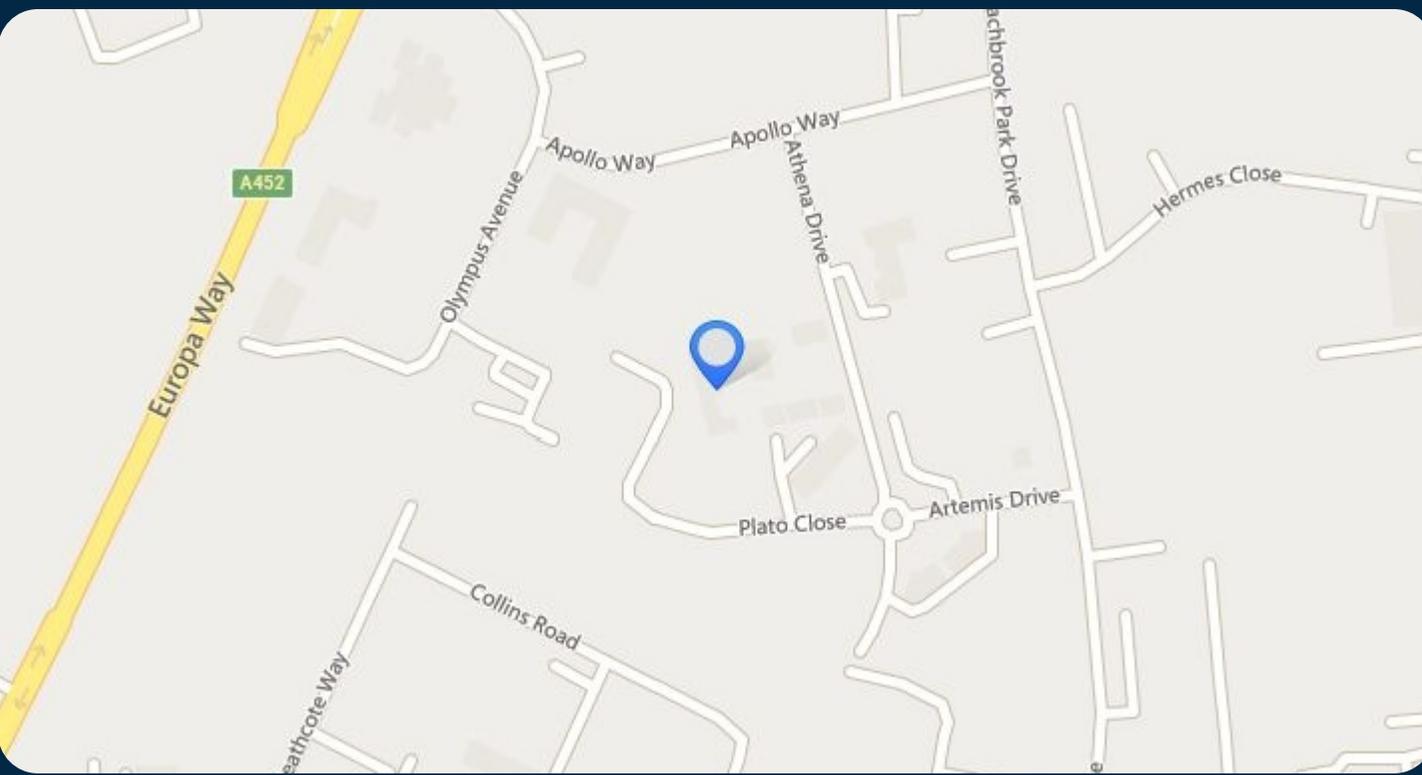
Available upon request.

## VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction. To comply with our legal responsibilities for Anti-Money 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. Information required will include:

Corporate structure and ownership details;  
Identification and verification of ultimate beneficial owners;

Satisfactory proof of the source of funds for the

Buyers/ funders/lessee

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Mark Booth

Contact us with any queries about the property or to book a viewing

**02476 308 900**

**07497 150 632**

**mark.booth@bromwichhardy.com**



#### Charlie Glover

Contact us with any queries about the property or to book a viewing

**024 7630 8900**

**charlie.glover@bromwichhardy.com**

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