

For Lease

Office

Unit 16

Athena Court, Athena Drive, Warwick CV34 6RT

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

517 Sq Ft
£9,823 Per Annum

Key Features

- High Quality Self Contained First Floor Office Suite
- Flexible lease terms and immediately available
- 2 allocated parking spaces
- Ceiling mounted heating/cooling
- Kitchen point and WC
- Close proximity to Junction 13/14 of M40
- Within Walking Distance of The Shires Retail Park



Unit 16, Athena Court, Athena Drive, Warwick,
Warwickshire, CV34 6RT



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

Suite 16 Athena Court is a first floor office on a select prime development in a courtyard setting containing modern buildings to a high standard. The offices feature LG3 lighting, ceiling mounted heating/cooling, perimeter trunking, kitchenette and WC facilities. Prominently located on Athena Drive, Tachbrook Park. Suite 16 includes 2 allocated parking spaces.

Accommodation

Area	Sq Ft	Sq M
First Floor Suite	517	48.03
Total	517	48.03

Tenure

Available by way of a new lease direct with the landlord on terms to be agreed.

EPC

Available upon request.

VAT

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

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

**Unit 16, Athena Court, Athena Drive, Warwick,
Warwickshire, CV34 6RT**

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 to Bear Their Own Legal Costs Incurred in the Transaction

Viewing

Strictly By Appointment With Sole 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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