

For Sale / For Lease

Office



Unit 5 Athena Court

Athena Drive, Tachbrook Park, Warwick CV34 6RT

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 2,896 Sq Ft
£ £675,000 / £53,576 Per Annum

Key Features

- High quality self-contained ground and first floor office accommodation
- Fully redecorated and replacement carpets in part
- Comfort cooling and heating system
- Allocated parking
- Superb access to the M40



Unit 5 Athena Court, Athena Drive, Tachbrook Park, 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

This unit comprises of a detached two storey office building of steel frame construction with concrete floors. The building provides excellent office accommodation at ground and first floor, with lift access. The unit is fully wired for data, telephone and power and benefits from a comfort cooling and heating system, raised access floors with a carpet tiled finish, suspended ceilings with LED and LG3 lighting, WC's and kitchenette facilities. In addition, a total of 13 allocated parking spaces available.

Business Rates

Rateable value £4,500. Rates payable: £20,209.50 per annum

Tenure

Each building is available on either a freehold or leasehold basis from August 2025.

EPC

D81



Unit 5 Athena Court, Athena Drive, Tachbrook Park, 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 is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy or our joint agent KWB.



Tom Bromwich

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

02476308 901
07718 037 150
tom.bromwich@bromwichhardy.com



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



Unit 5 Athena Court, Athena Drive, Tachbrook
Park, Warwick, Warwickshire, CV34 6RT