



OFFICES FOR SALE

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

For Sale: Price on application

797 to 915 sq ft (74.04 to 85.01 sq m)

Description

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, parking and lift access. The suites are available for sale on a long leasehold basis.

Summary

- High Quality Self Contained First Floor Office Suites
- Rare opportunity to purchase individual suites
- Ideal for owner occupiers and / or SIPPs
- Ceiling mounted heating/cooling
- Self-contained offices with own kitchen point and WCs
- Close proximity to Junction 13/14 of M40
- Long Leasehold available for purchase
- Within Walking Distance of The Shires Retail Park



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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.

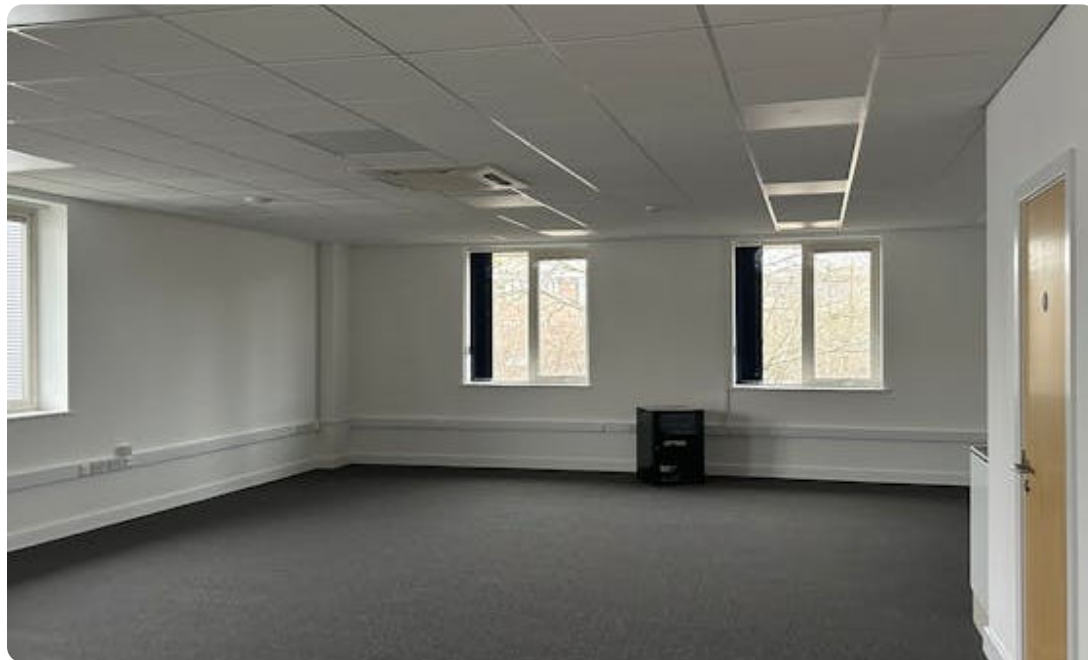


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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 28	840	78.04	-	Available
Unit - 25	915	85.01	-	Available
Unit - 27	797	74.04	-	Available
Total	2,552	237.09		

TERMS

Available on long leases with 980 years remaining, we are quoting offers in the region of £200 per sq ft.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

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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