



## FOR SALE/TO LET

**5,802 sq ft (539.02 sq m)**

Detached self-contained office building

**Units 6 Athena Court,  
Athena Drive,  
Tachbrook Park,  
Warwick,  
CV34 6RT**

- High quality self-contained office building
- Excellent access to Motorway network and train station
- Within walking distance of Leamington Shopping centre

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0121 233 2330



# Property details – 6 Athena Court

## Description

Athena Court is a modern purpose built office courtyard scheme located on Tachbrook Park which is the main commercial area within the town. The unit is a detached self-contained two-storey property with brick elevation, surmounted by a pitched tile roof and modern PVC windows. Internally the property benefits from the following specification.

- Suspended ceilings with recessed lighting
- Air conditioning
- Raised access floor
- Ladies, gents and disabled WC's
- Lift to upper floor
- Decorated and carpeted to a high standard

The unit currently has a high quality fit out in place providing open plan, meeting rooms, private offices and kitchen facilities.

## Accommodation

5,802 sq ft (539.02 sq m)

## Car Parking

The unit has 21 on site dedicated car parking spaces.

## Tenure

The property is available on a new 999 year ground lease at a peppercorn rent or on a new fully repairing and insuring lease from the Landlord.

## Rental

£17.50 per sq ft.

## Price

£1,300,000 exclusive.

## Estate Charge

An estate charge is levied for the upkeep and maintenance of the common areas of the estate. For the current year the figure is £4,642 per annum exclusive.

## Business Rates

The building has a rateable value of £73,000 and rates payable of £39,858 per annum (2025/26).

Interested parties should check these figures with the local rating authority.

## Energy Performance Certificate

B29.

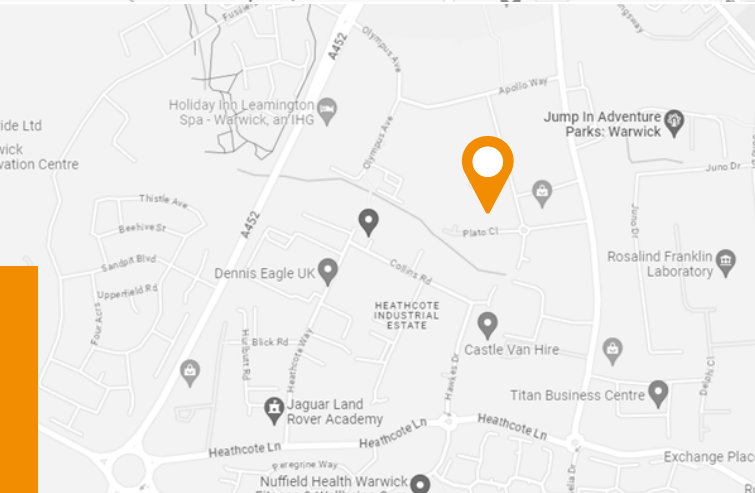
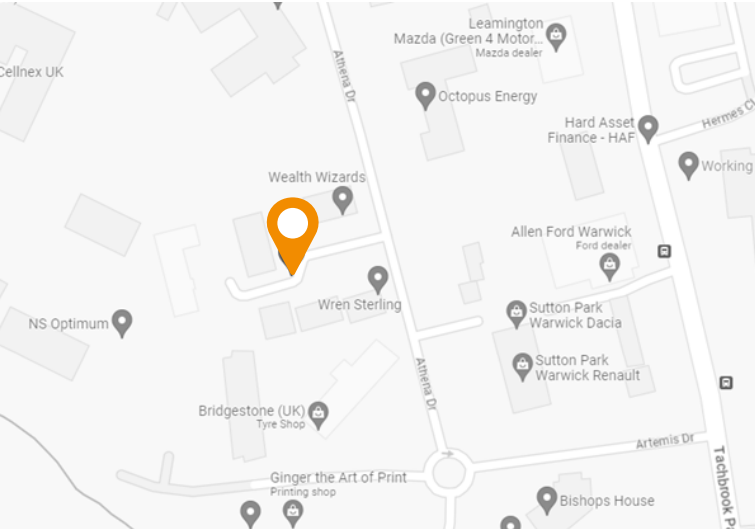
## Legal costs

Each party is to bear their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated, VAT will be charged in addition.





# Location details

**Unit 6 Athena Court,  
Athena Drive,  
Tachbrook Park,  
Warwick,  
CV43 6RT**

Athena Court is located on the established and popular Tachbrook Park which is Warwickshire's most established business location. The scheme is within walking distance of Leamington Shopping park which offers a wide range of services and facilities include Next, New Look, M&S clothing store, TK Maxx and Boots whilst Caffé Nero, Subway, Greggs and Starbucks provide eat-in or take way food. The scheme also benefits from an M&S food store and a Sainsburys supermarket. Within a short distance is also a Holiday Inn hotel and a Nuffield health and pure gym.

The property has easy access to the motorway network at Junction 14 via Tachbrook Park Drive and the A452 (3 miles). Leamington town centre and its mainline railway station are within 1.2 miles.



**For further information  
and to arrange a viewing,  
please contact:**

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