

TO LET

Unit 5 Olympus Court

Warwick • CV34 6RZ

- Modern self-contained offices.
- Available immediately on new lease
- Business Park location close to Leamington & Warwick Town Centre
- Within easy access to M40 and Leamington Station
- On site Parking for 4 Cars (at rear)
- Accommodation Available:
1,374 Sq Ft (127.64 Sqm)

Rent £23,000 PAX



Location

The property is situated off Olympus Avenue, close to the junction of Europa Way, within the designated office zone of Tachbrook Park.

The development is a well-maintained Business Park located within a short distance of Leamington Spa and Warwick Town Centres and is walking distance from the Leamington Spa Shires Retail Park.

Major occupiers on the Business Park include Tata, Wright Hassall, Kantar, Antolin, Siemens and Bravissimo.

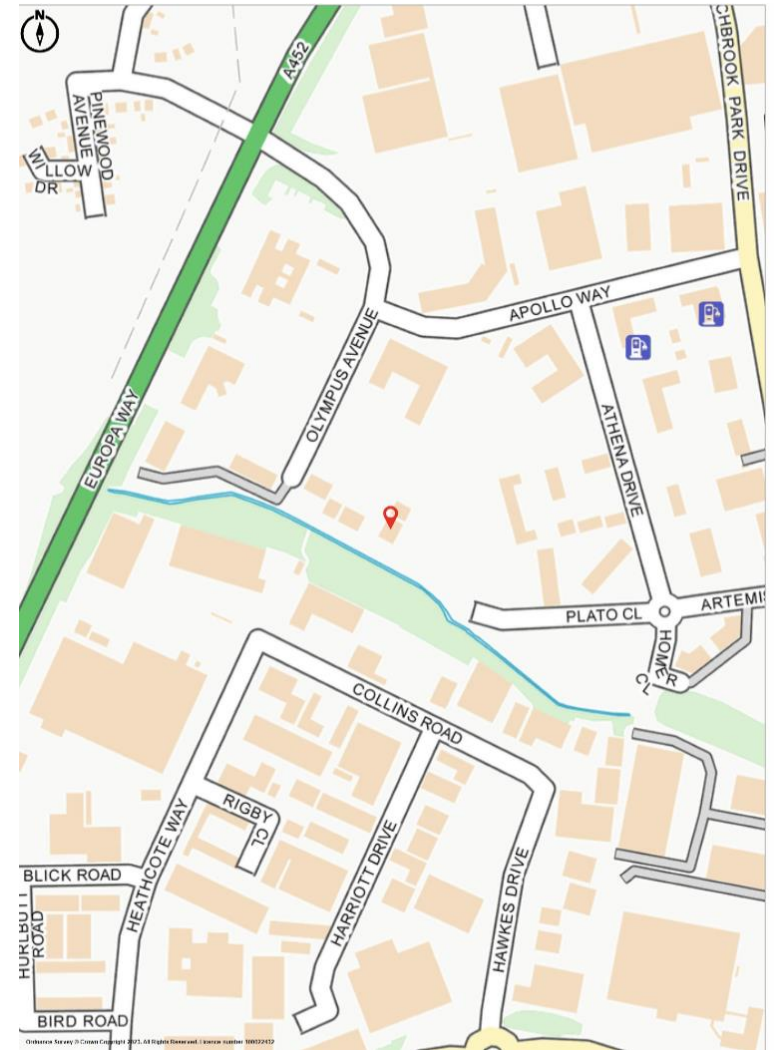
The offices are only 3.5 miles from Junction 13 & 14 of the M40 Motorway and are situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

Furthermore, the building is only a fifteen-minute walk from Leamington Station providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 Mins).

Description

The property itself comprises:

- Ground floor, largely open plan accommodation in end of terrace 2 storey modern office building.
- Raised access flooring with floor boxes.
- Communal Ladies, Gents and DDA Compliant WC facilities plus tea point.
- Suspended ceiling incorp. lighting and air conditioning heating/cooling system.
- On site parking for up to 4 cars to the rear of the building.



Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Ground	1,374	127.64

Services

We understand that mains electricity, water and drainage are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Utilities will be recharged via the service charge.

Furthermore, the tenants will be responsible for installing their own data and cabling into the demise.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £18,250 (as of 1 April 2023)
Rates Payable: £9,106.75

Service Charge

A service charge will be levied to contribute towards the cost of communal upkeep and maintenance of the building and development. This is thought to be in the region of £5,750 per annum excl.

Tenure

The ground floor of the property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a **Quoting Rent of £23,000 P.A.X**

Please note all figures are exclusive of VAT which is applicable.

EPC

45B - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS
T 01926 430700 • M 07736 809963
E Jonathan.blood@wareingandcompany.co.uk

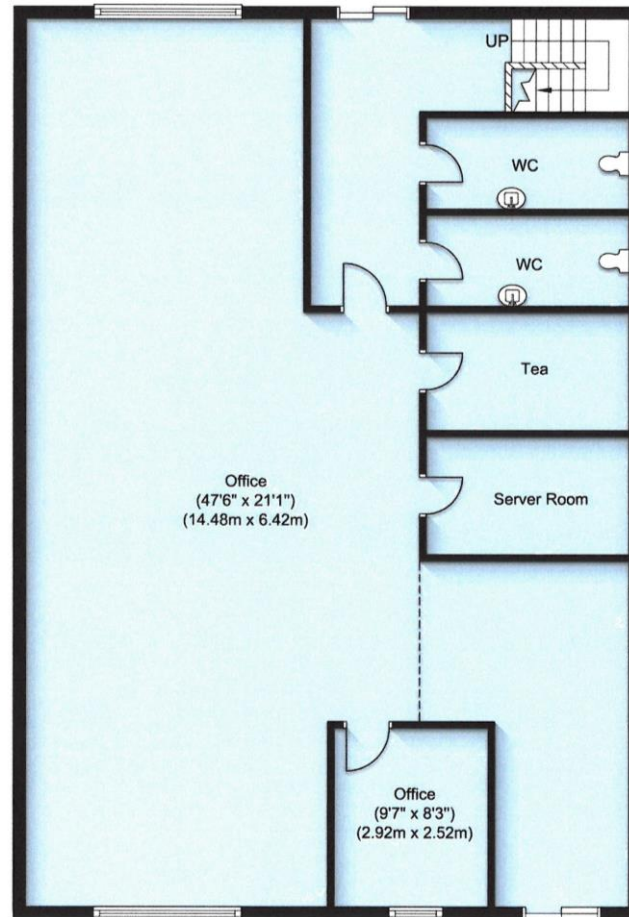


Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk



Floorplan



Ground Floor