

TO LET

**2 | ATHENA
DRIVE**



2 Athena Drive
Tachbrook Park,
Leamington Spa
CV34 6RQ

8,803 sq ft
(817.82 sq m)

Contemporary
first floor office space



High specification, modern, Grade A contemporary office space



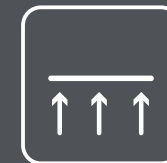
Open Plan Space



LED Lighting



Ceiling Mounted Air Conditioning



Full Access Raised Floors



Walking Distance to Shopping Park



40 Car Parking Spaces



Kitchen & WC Facilities

Set within the mature landscaped setting of Athena Drive

Location

The property is located in the centre of the popular and established Tachbrook Park Business Park in Leamington Spa. Occupiers on the Park include Tata Technologies, Wright Hassall, Calor, Bridgestone, Sumo Digital, Towergate Insurance and the Holiday Inn, amongst others.

The neighbouring Leamington Shopping Park offers retail outlets conveniently within easy walking distance including Sainsbury's, Boots, Next, Café Nero and Greggs

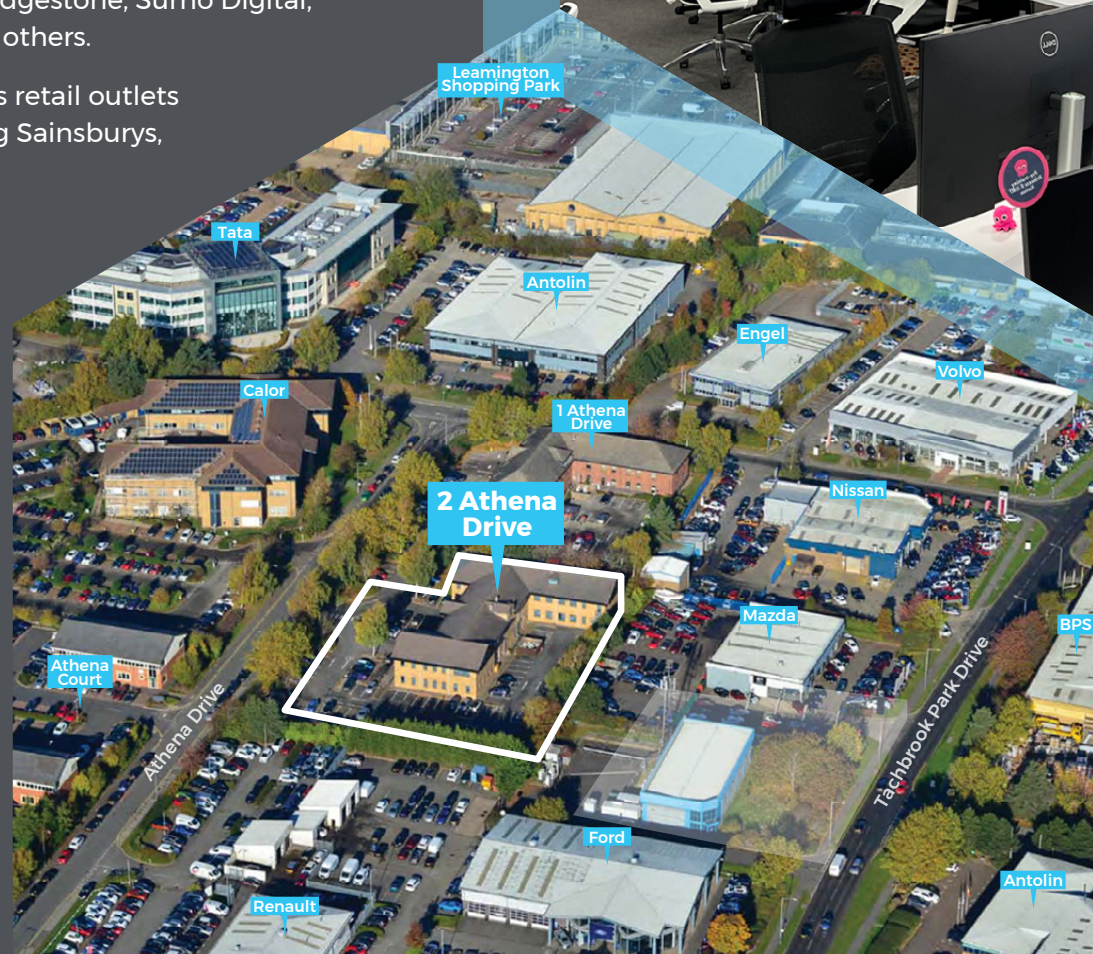
Location links are good, Leamington Spa Railway Station is only approximately 1.5 miles away and has frequent trains linking it to London Marylebone and Birmingham New Street. Junctions 13 and 14 of the M40 are within 3.4 miles providing access to an extensive motorway network. There are also good local bus services.

Tenure

The property is available by way of a new lease on terms to be agreed.

Rent

The quoting rent is £158,500 pa + VAT.



The property comprises the first floor of a detached two storey office building

Description

The office is open plan and forms an 'L shape'. The offices benefit from LED lighting throughout, suspended ceilings, full access raised floors with floor boxes in situ and a ceiling mounted heating a cooling system.

In total the first floor suite benefits from 40 car parking spaces providing a car parking ratio of 1:220 sq ft.

Service Charge

A building and estate service charge is payable of £39,849 plus VAT.

VAT

Vat will be payable on rent and service charge.

EPC

The energy performance asset rating is C59.

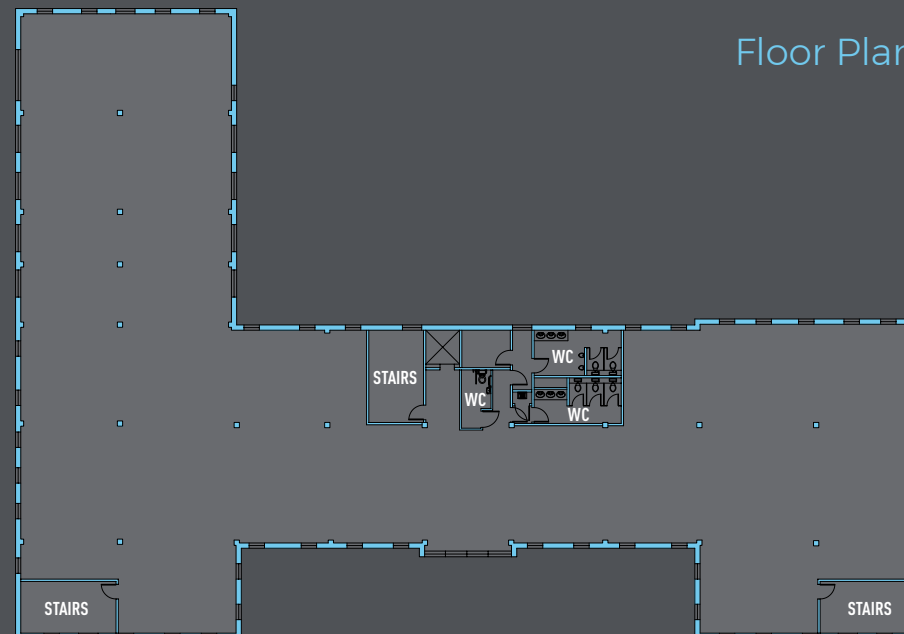
Business Rates

The first floor has a rateable value of £105,000. The rates payable will therefore be approximately £53,760.





Floor Plan



Viewing

By appointment through the sole agents.



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