

FOR SALE / TO LET

Detached self-contained office building

5,802 sq ft (539.02 sq m)



Athena Drive // Tachbrook Park // Warwick // CV34 6RT



UNIT 6
ATHENA
COURT

High quality offices situated on a prime Warwickshire business park

Ideal for owner occupiers and / or SIPPs

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.



Suspended ceilings



Recessed lighting



Air conditioning



Lift to upper floor



21 Parking spaces



EV charging points available





M&S
 Boots
 NEXT
 T.K. MAXX
 Caffe Nero
 GREGGS
 Sainsbury's
 FIVE GUYS



Location

Athena Court is located on Athena Drive, Tachbrook Park. The business park is within walking distance to the Shires Retail Park.

A Holiday Inn hotel, Nuffield Health and a Pure Gym are also within short distance of the site.



Stations

Leamington 1.1m
 Warwick 2.8m



Motorways

M40 Jct 4 3m
 M6/M69 Jct2 15.8m



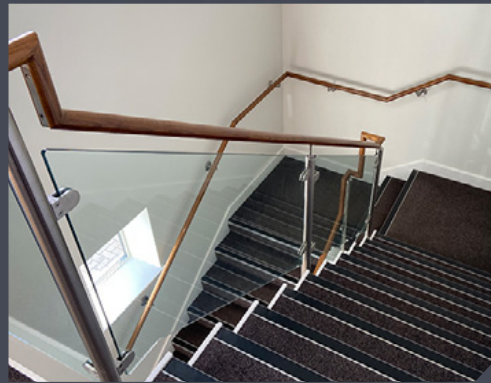
Town Centres

Leamington 1.5m
 Warwick 2.7m



Accommodation

Description	Sq ft	Sq m
Ground floor	2,901	269.51
1st floor	2,901	269.51
Total	5,802	539.02



Excellent access to Motorway network and train station

Price // £1,160,000

Rent // On application

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.

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. February 2026

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 £83,500 and rates payable of £40,080 per annum (2026/27).

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.



Viewing

Strictly by appointment with joint selling agents:



Tom Bromwich
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02476 308 901
07718 037 150

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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.