

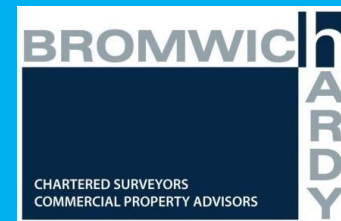
# TO LET

**SELF CONTAINED OFFICE SUITES IN AN  
ATTRACTIVE COURTYARD SETTING**

## **UNITS 21 AND 23 ATHENA COURT ATHENA DRIVE, TACHBROOK PARK, WARWICK, CV34 6RT**



- High quality self contained ground floor office suites
- 506 – 1,023 sq ft
- Can be let individually or combined
- Approximately 3 miles Junction 14, M40
- A short walk from Leamington Retail Park



# TO LET

## SELF CONTAINED OFFICE SUITES IN AN ATTRACTIVE COURTYARD SETTING

## UNITS 21 AND 23 ATHENA COURT ATHENA DRIVE, TACHBROOK PARK, WARWICK, CV34 6RT

### LOCATION

Athena Court was developed by AC Lloyd and comprises a courtyard style office development located on Athena Drive which is situated within the designated office zone of the Tachbrook Park development. The development is approximately 3 miles from J13 and J14 of the M40. It is also a short walk from the Leamington Retail Park where occupiers include Sainsburys, Next, Debenhams and Starbucks.

### DESCRIPTION

Units 21 and 23 are situated in Phase 2 of the Athena Court development and comprise self-contained ground floor office suites which can be linked to provide a larger letting opportunity. The individual unit floor areas are set out below

**Unit 21 – 517 sq ft Unit 23 – 506 sqft**

Internally each unit provides open plan office accommodation with the benefit of raised access floors and suspended ceilings with LG3 lighting. The office accommodation is also comfort cooled.

### BUSINESS RATES

We understand that the properties are currently rated as a single hereditament and have a rateable value of £14,750. If the properties are let separately then new rates assessments will be required.

### TENURE

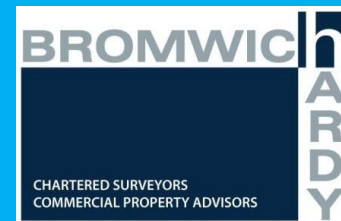
Each unit is available to let by way of a new lease for a term to be agreed. The properties can be combined if needed.

### RENTAL

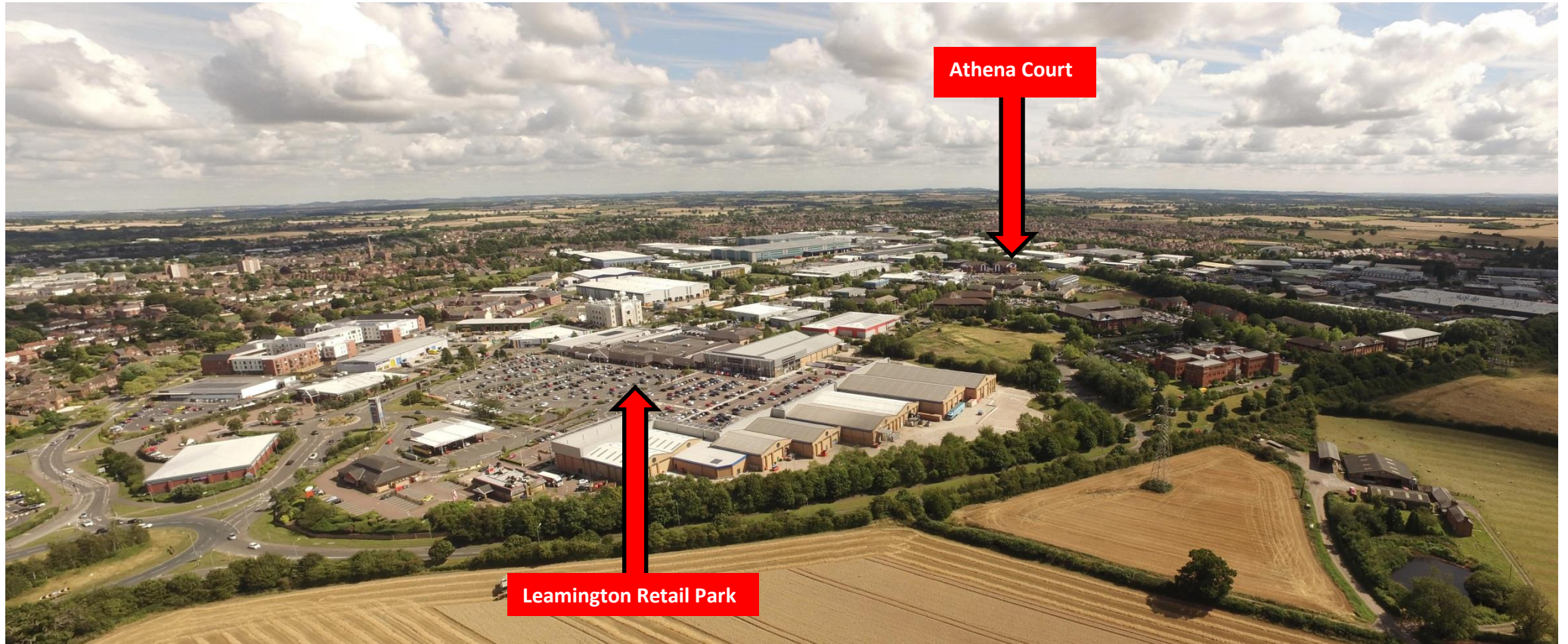
Upon application.

*Misrepresentations Act 1967. Unfair Contract Terms 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty in relation to the property.*

For further information, please contact the joint letting agents

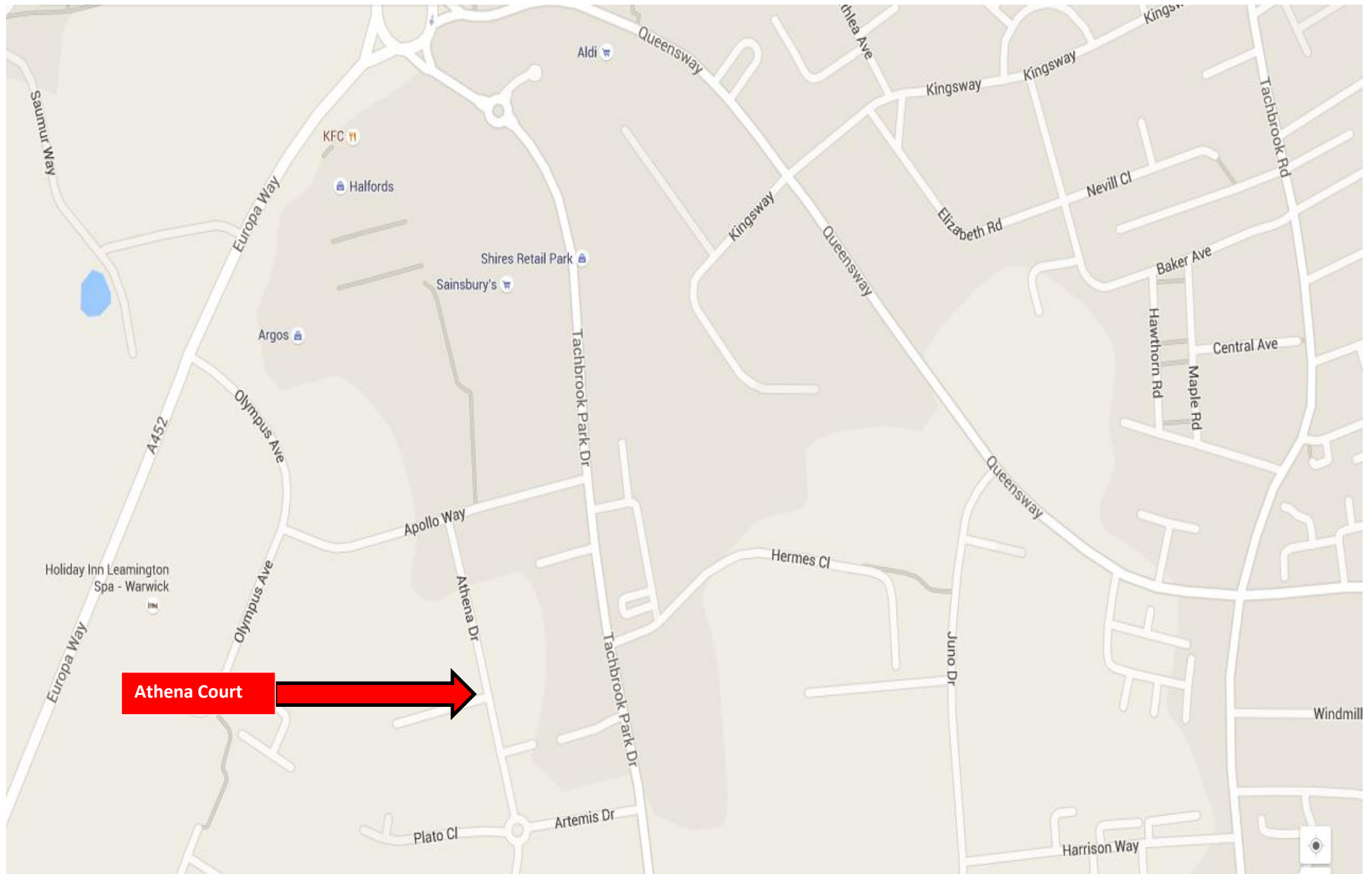






Athena Court

Leamington Retail Park





# Energy Performance Certificate

Non-Domestic Building



21-23 Athena Court  
Athena Drive  
Tachbrook Park  
WARWICK  
CV34 6RT

**Certificate Reference Number:**

9112-3050-0459-0490-9005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

73

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 106  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 50.13

## Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

94

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.