

athena court



FOR SALE / TO LET

tachbrook
park 

athena court

TACHBROOK PARK, LEAMINGTON SPA - WARWICK

A select prime development in a courtyard setting with self contained buildings to high specification



A C LLOYD has developed an excellent reputation in the office sector and this is the third self-contained courtyard office scheme within the highly successful Tachbrook Park development.

DESCRIPTION

Athena Court Phase 1 comprises two storey self contained office buildings of steel framed construction with concrete floors. Each building benefits from heating and comfort cooling, raised access floors with carpet tile finish, suspended ceilings with LG3 lighting, disabled WC and allocated carparking. Phase 2 comprises twenty smaller self-contained units built to a similar specification available individually or on a combined basis.

TENURE

Each building is available on either a freehold or leasehold basis.

PRICE/RENT

Upon application.

SERVICECHARGE

A service charge will be levied for the Athena Court development. Details are available from the agents.

VIEWING

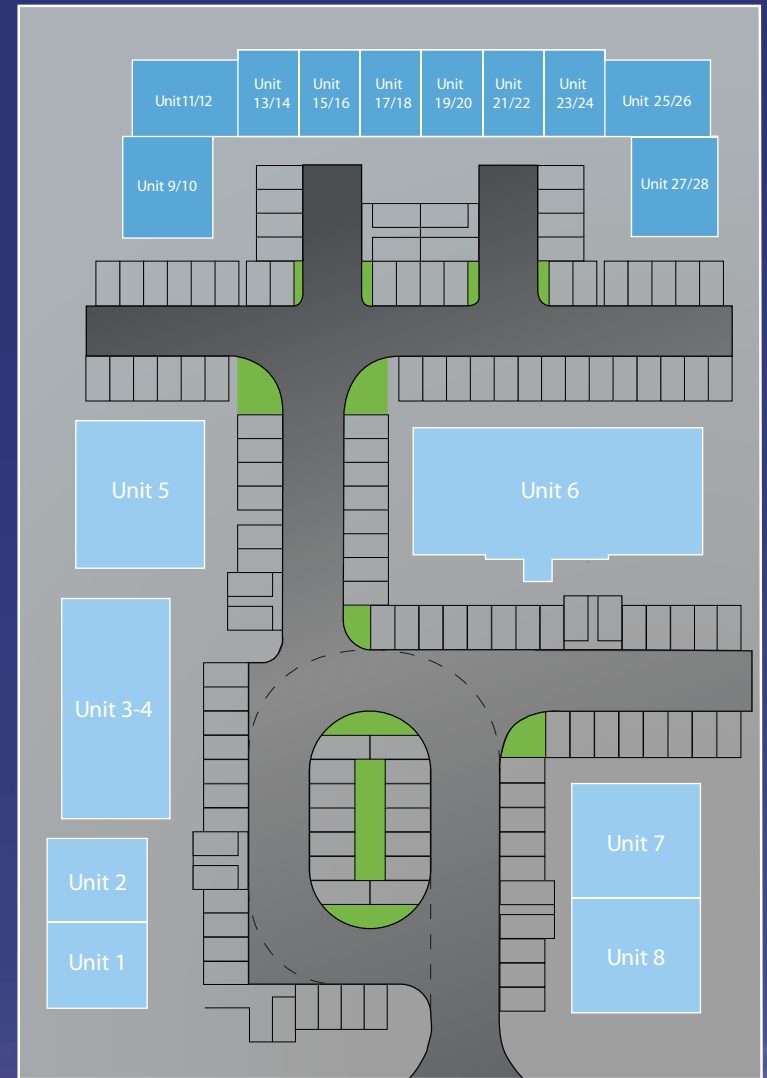
To view Athena Court, please contact the joint agents:

Bromwich Hardy 02476 308 900
ehB Commercial 01926 888 181

SCHEDULE OF ACCOMMODATION



	UNIT	SQ M	SQ FT	STATUS
Phase One	Unit 1	139	1496	SOLD
	Unit 2	139	1496	SOLD
	Unit 3	171	1841	LET
	Unit 4	171	1841	LET
	Unit 5	269	2896	LET
	Unit 6	539	5802	Available
	Unit 7	243	2616	Available
	Unit 8	243	2616	Available
Phase Two	Unit 9	74	797	SOLD
	Unit 10	78	840	SOLD
	Unit 11	85	915	Available
	Unit 12	85	915	Available
	Unit 13	47	506	Available
	Unit 14	47	506	Available
	Unit 15	48	517	Available
	Unit 16	48	517	Available
	Unit 17	47	506	Available
	Unit 18	47	506	Available
	Unit 19	47	506	Available
	Unit 20	47	506	Available
	Unit 21	48	517	LET
	Unit 22	48	517	Available
	Unit 23	47	506	LET
	Unit 24	47	506	Available
Unit 25	85	915	Available	
Unit 26	85	915	Available	
Unit 27	74	797	LET	
Unit 28	78	840	Available	



LOCATION

Athena Court is prominently located on Athena Drive, one of the central spine roads within the designated office zone of Tachbrook Park. The Courtyard by Marriott Hotel is located close by, together with other major occupiers including Millward Brown International, Bridgestone Tyres, Calor Gas, Wright Hassall Solicitors and The Law Society.

1 mile from Leamington Spa railway station
 1.5 miles from Leamington Spa town centre
 3.5 miles from Junctions 13 and 14 of the M40

Access could not be easier...

tachbrook
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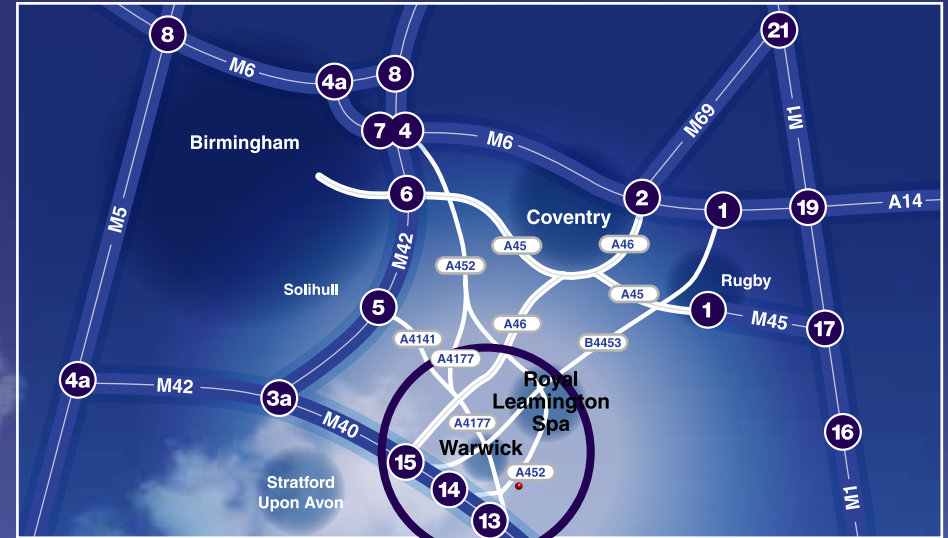
WWW.TACHBROOKPARK.COM



01926 888 181



02476 308 900



 SAT NAV REF
 CV34 6RL

A C Lloyd prides itself on the quality of construction which has proved attractive to occupational tenants and owner/occupiers as well as Pension Funds and Investors.



A development by



01926 421 326