

# ATHENA II

## COURT

TACHBROOK  
Royal Leamington Spa

PARK

**TACHBROOK PARK  
ROYAL LEAMINGTON SPA  
WARWICK**

### **A SELECT OFFICE DEVELOPMENT IN A COURTYARD SETTING.**

Twenty self-contained office units built to a high specification offering the ability to occupy 'starter units' in a business park location.

#### **DESCRIPTION**

Athena Court Phase II will comprise 20 small self-contained units built to a high specification. The building is of steel frame construction with concrete floors and benefits from heating and comfort-cooling, floors with carpet tile finish, suspended ceilings with LG3 lighting, disabled WC and allocated car parking.

#### **LOCATION**

Athena Court II is prominently located immediately adjacent to Athena Court Phase I 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.

**FOR SALE / TO LET**

### **SCHEDULE OF ACCOMMODATION**

Units 9 / 27	74 sq.m. (797 sq.ft.)
Units 10 / 28	78 sq.m. (840 sq.ft.)
Units 11 / 12 / 25 / 26	85 sq.m. (915 sq.ft.)
Units 13 / 14 / 17-20 / 23 / 24	47 sq.m. (506 sq.ft.)
Units 15 / 16 / 21 / 22	48 sq.m. (517 sq.ft.)



**A C LLOYD HOLDINGS LIMITED** 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 Business Park.

### TENURE

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

### PRICE / RENT

Upon application.

### SERVICE CHARGE

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

### VIEWING

To view Athena Court, please contact the sole agents, Evans Hardy Bromwich, 01926 888181.

Sole Agents:



**01926 888 181**  
www.ehbproperty.com  
tom.bromwich@ehbproperty.com

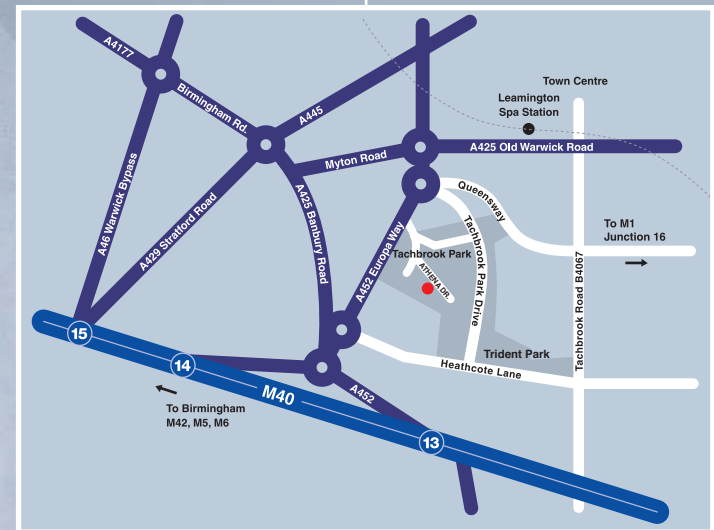
A Development By:



**A.C. LLOYD**  
ROYAL LEAMINGTON SPA  
01926 421326

The quality of construction offered by A C Lloyd Holdings Limited has proved attractive to occupational tenants and owner/occupiers as well as Pension Funds and Investors.

Access could not be easier..



SAT NAV REF: CV34 6RL