

# TO LET GRADE A DETACHED OFFICE BUILDING

12,186 sq ft (1132.5 sq m)

2 Academy Drive, Tournament Fields  
Warwick CV34 6QZ

  
Wareing & Company  
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BROMWICH  
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A modern open plan high density office environment featuring executive offices, breakout areas, meeting and training rooms



Two storey  
air conditioned  
building



Superb  
Midlands  
location



Excellent  
Natural  
Light



49 on site car  
parking spaces



Lift access  
to first floor



Modern  
reception area



Cat 5e  
data cabling  
throughout



On-site café  
and dining  
area



Raised floors  
and suspended  
ceilings

## Description

2 Academy Drive is an impressive detached building with a modern high tech external appearance of large double glazed panels, metal composite panels and a grey clay rainscreen system.

The building is air conditioned with full access raised floors, carpet tiles to all offices, porcelain tiles to reception and WC facilities and vinyl flooring to the cafe. A number of lighting systems have been installed to compliment the accommodation with suspended ceilings being installed within the principal office areas with full height ceilings to the cafe. The WC facilities are fitted to a high standard with porcelain ceramic tiles to floors and wall.

## Location

Tournament Fields is regarded as one of Warwickshire's leading business park locations, situated in an unrivalled location just off junction 15 of the M40 and within a few minutes drive of Warwick town centre and Parkway railway station. Well located for Birmingham International Airport is also only 23 miles away. Other occupiers on the business park include Gallagher Security, Scholastic Publications, 3PI, Geberit

## Tenure

Available by way of an assignment of existing lease or sublease. Current passing rent is £227,000 (£18.63 psf) per annum plus VAT, and the current lease expires April 2027.

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## Services

All mains services with the exception of gas are connected to the building. A 100KVA electrical supply is connected. Intruder and fire alarm systems are installed. An 8 person lift operates between floors.

## Service Charge

£84+VAT per quarter.

## EPC

The property has an EPC Rating of D85.  
A copy of the report is available upon request.

## Business Rates

Rateable Value = £150,337

Uniform Business Rates = (2022/23) 51.2p in £

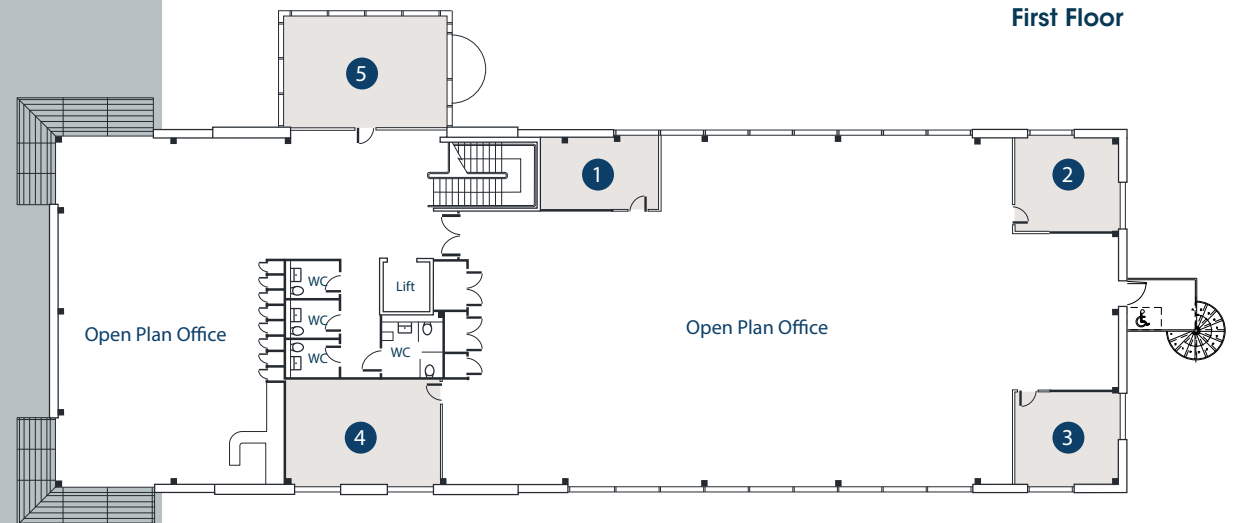
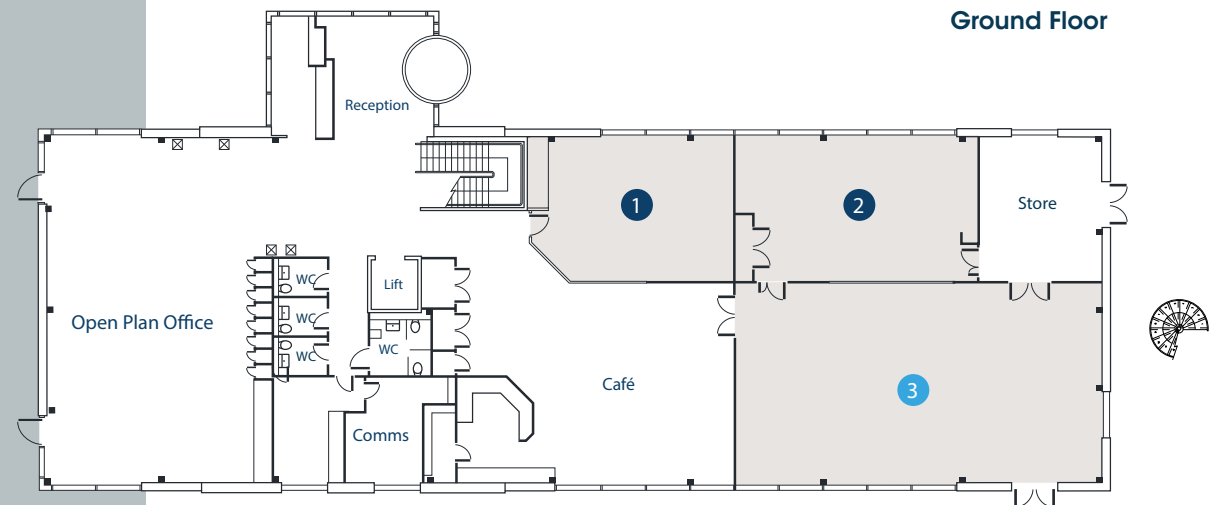
Rates Payable = £76,972.54

## Legal Costs

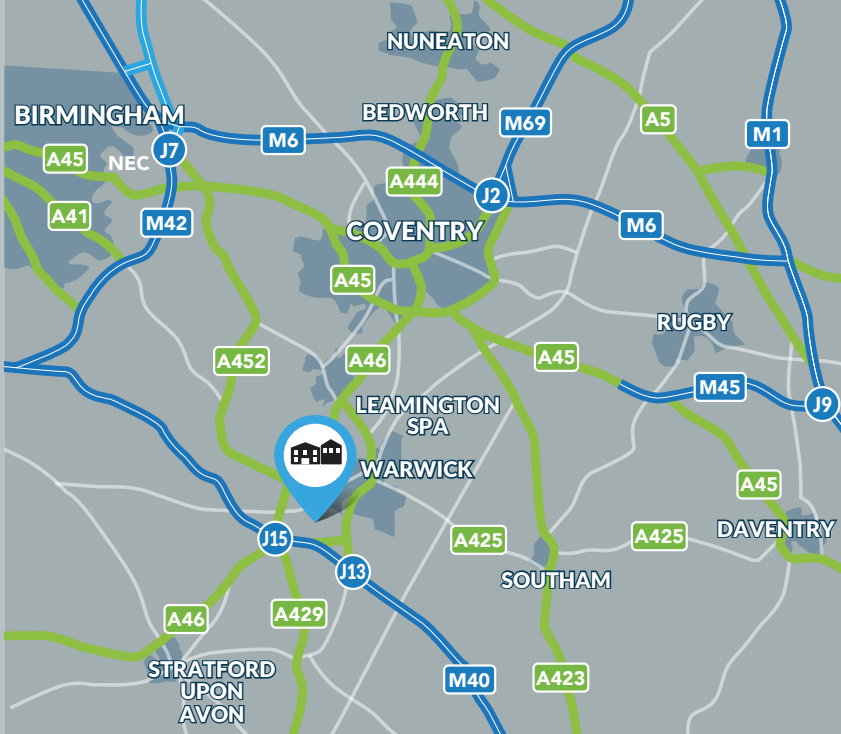
The in going tenant will be responsible for the Landlords reasonable legal costs incurred in the preparation and granting of a new lease.

## VAT

All rents are exclusive of VAT which will be payable at the prevailing rate.



- Meeting Rooms & Executive Offices
- Training Rooms



## Travel Distances



### Motorways

M40 Junction 15 .....	½ mile
M42 Junction 3A.....	15 miles
M6/M69 Intersection .....	17 miles



### Cities

Coventry (City centre) .....	14 miles
Birmingham (City centre) .....	26 miles
London (City centre) .....	97 miles



### Airports

Birmingham / NEC.....	23 miles
Luton.....	77 miles
Heathrow .....	82 miles



### Train Stations

Warwick Parkway .....	3 miles
Coventry .....	13 miles
Birmingham New Street .....	34 miles

## Viewing

By prior appointment with the joint selling agents

**Wareing & Company**  
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