



For Sale/To Let

Modern Self-Contained Offices

Unit 7 Olympus Court

Warwick • CV34 6RZ

- 2 Storey Open-plan offices
- Available Immediately Freehold or on New Lease
- Business Park Location Close to Leamington & Warwick Town Centre
- Within easy access to M40 and Leamington Station
- On site Parking for 8 Cars
- Accommodation Available:

1,218 Sq Ft - 2,500 Sq Ft

(113.16 Sq M – 232.26 Sq M)

Price: Offers over £500,000 excl.

Rent £19,500 - £39,500 PAX

Location

The property is situated off Olympus Avenue, close to the junction of Europa Way, within the designated office zone of Tachbrook Park.

The development is a well-maintained Business Park located within a short distance of Leamington Spa and Warwick Town Centres and is walking distance from the Leamington Spa Shires Retail Park.

Major occupiers on the Business Park include Tata, Wright Hassall, Kantar, Antolin, Siemens and Bravissimo.

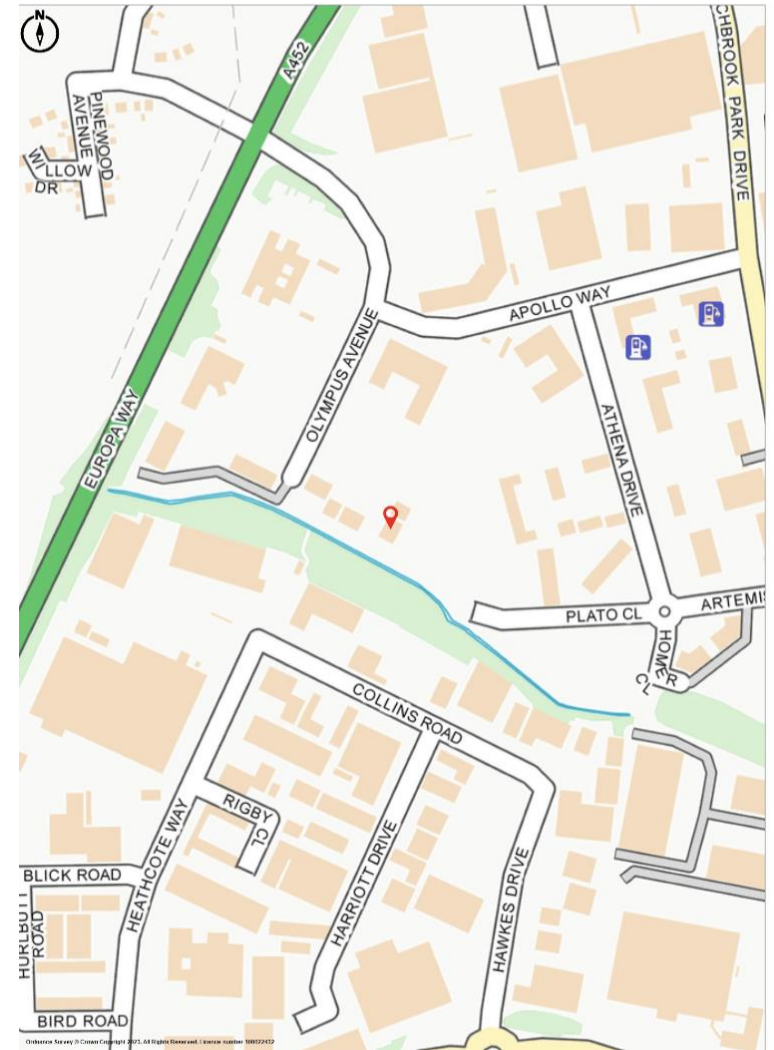
The offices are only 3.5 miles from Junction 13 & 14 of the M40 Motorway and are situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

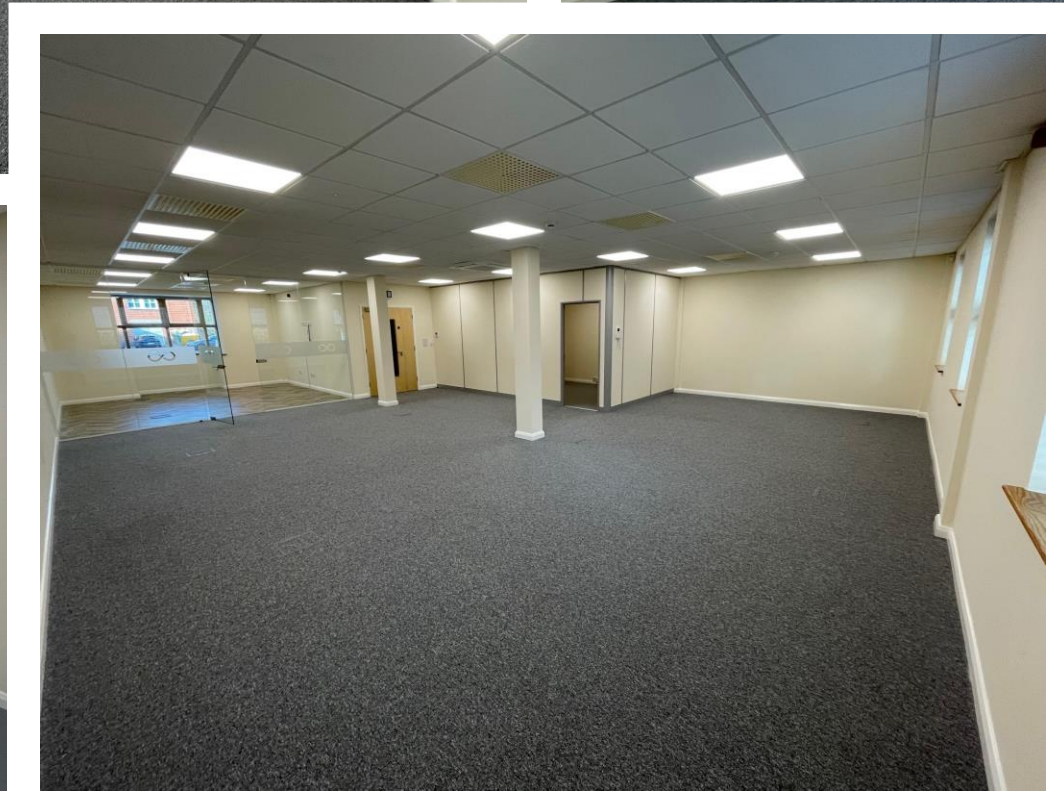
Furthermore, the building is only a fifteen-minute walk from Leamington Station providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 Mins).

Description

The property itself comprises:

- Refurbished, Semi-detached, 2 Storey Modern Office Building
- Recently Refurbished to create open-plan space with boardroom/meeting room on each floor
- Raised Access Flooring with Floor boxes
- Communal Ladies, Gents and DDA Compliant WC facilities Plus tea point on each floor
- Suspended ceiling incorp. LED Lighting and Air Conditioning heating/cooling system
- Redecorated and carpeted
- On Site Parking for up to 8 cars





Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Ground	1,218	113.16
First	1,282	119.10
Total	2,500	232.26

Services

We understand that mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £31,500 (as of 1 April 2023)
Rates Payable: £15,435

Service Charge

An estates service charge will be levied to contribute towards the cost of communal upkeep and maintenance of the development. This is thought to be in the region of £1,700 Per Annum excl.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The property is available as a whole or on a floor by floor basis by way of a new effective full repairing and insuring lease for a term to be agreed at a **Quoting Rent of £19,500 - £39,500 P.A.X**

Alternatively, the property is available Freehold at **offers over £500,000.**

Please note that all figures quoted are exclusive of VAT which is applicable.

EPC

B31 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk



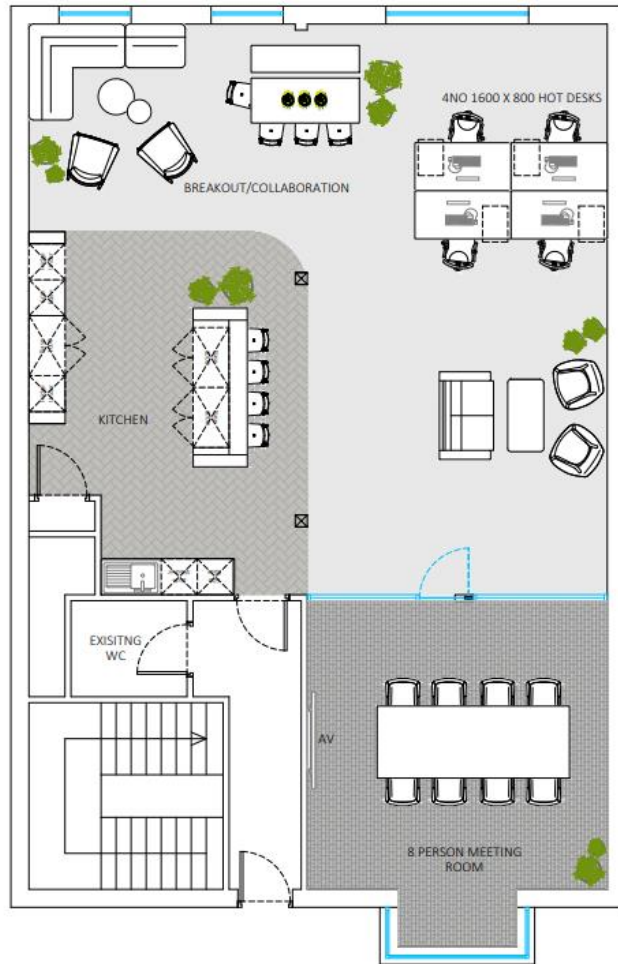
Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

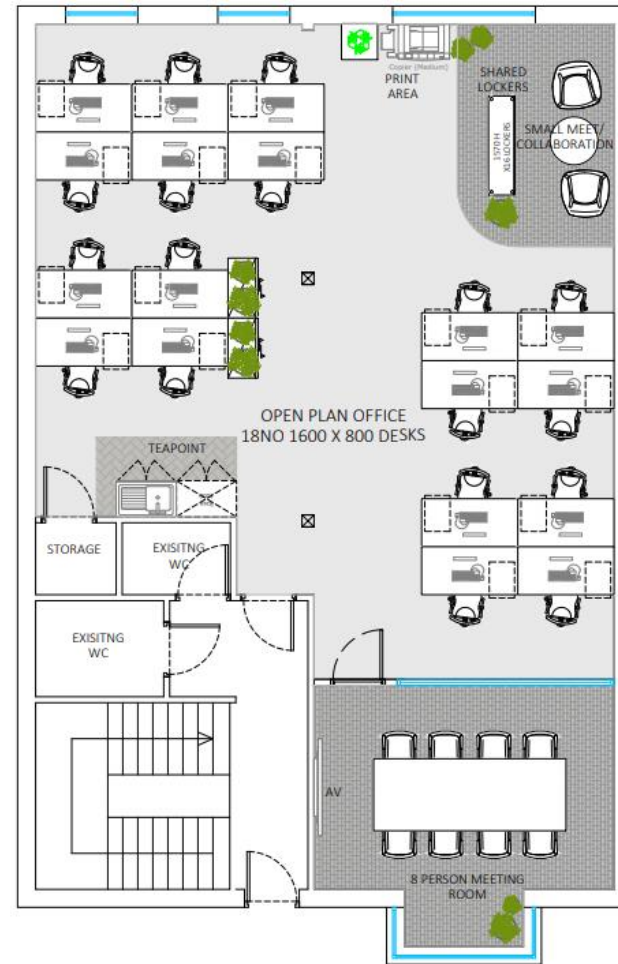
www.wareingandcompany.co.uk



Floorplan - Illustration of how office could be laid out.



GROUND FLOOR



FIRST FLOOR