

Unit 6 Olympus Court
Olympus Avenue
Warwick
CV34 6RZ

ehB
Reeves

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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www.ehbreeves.com



Offices

To Let On New Lease

- Offices of 2,425 sq.ft (225.37 sq.m) Net
- Raised Floors and Air Conditioning
- 8 Allocated Car Parking Spaces
- Intruder and Fire Alarms Fitted
- Well Fitted with Meeting Rooms and Training Facility
- Network Cabled Throughout
- Available on New Lease

Interested in
this property?

Contact

Simon Hain

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Location

Olympus Court comprises a scheme of eight self-contained office buildings, which were constructed approximately fifteen years ago and are located on Olympus Avenue, within the well respected office zone on Tachbrook Park, one of Warwickshire's foremost business parks.. This development is on the south western periphery of Leamington Spa with easy access to junctions 13 and 14 of the M40 motorway and is in close proximity to the centres of both Leamington Spa and Warwick.

Leamington Spa's railway station is within walking distance.

Description & Accommodation

The accommodation in greater detail comprises:

Ground Floor

1,224 sq.ft. (113.75 sq.m.)

Incorporating an open plan general office, one private office, and comms room. Facilities include a stainless steel kitchen unit comprising sink, microwave, fridge and storage cupboard/riser.

The specification throughout comprises the following:

- Raised floors with carpet tile finish
- Comfort cooling and heating
- Suspended ceilings with LG3 lighting
- Independent security alarm
- Double glazed fenestration
- Stainless steel kitchenette facility with microwave and fridge
- Comprehensive data cabling network
- Wall storage system to first floor offices

Ladies and gents WC facilities..

First Floor

1,201 sq.ft. (111.62 sq.m.)

Incorporating large training office at rear, central office area and front boardroom.

Services

All mains services with the exception of gas are connected to the building. Heating and cooling is by way of a comfort cooling system, which is managed within the suite.

Planning

Class E (formerly B1(a) Office)

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Tenure

The premises are offered on a new lease for a term to be negotiated, The lease will be drawn on full repairing and insuring terms.

Rent

£38,800 per annum plus VAT

Rates

The rateable value for the current year is £29,250.

Service Charge

A service charge is levied to cover a fair proportion of costs relating to the maintenance, landscaping and lighting of the external communal areas within the Olympus Court development. This amounts to approximately £2,050 plus VAT per annum for the current year.

EPC

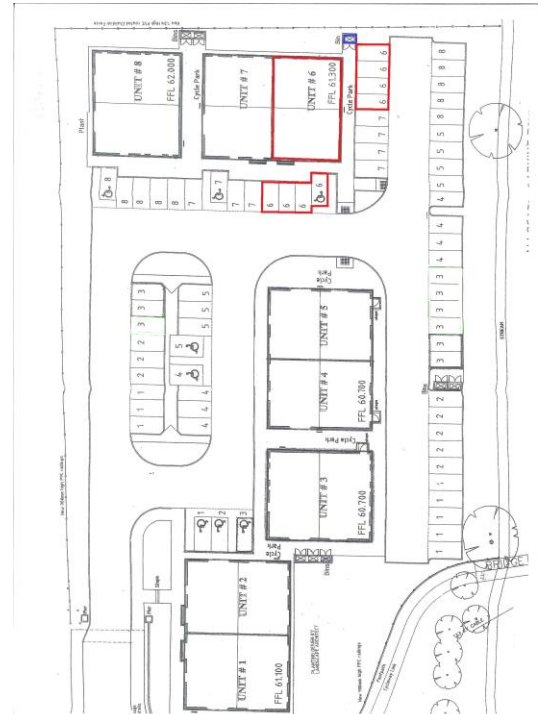
Formerly C 64 (a new EPC is being sought).

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by appointment through the sole letting agents ehB Reeves on 01926 888181.



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