

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
HARDY
024 7630 8900
www.bromwichhardy.com



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 A23.
A copy of the report is available upon request.

Business Rates

Rateable Value = £172,000

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

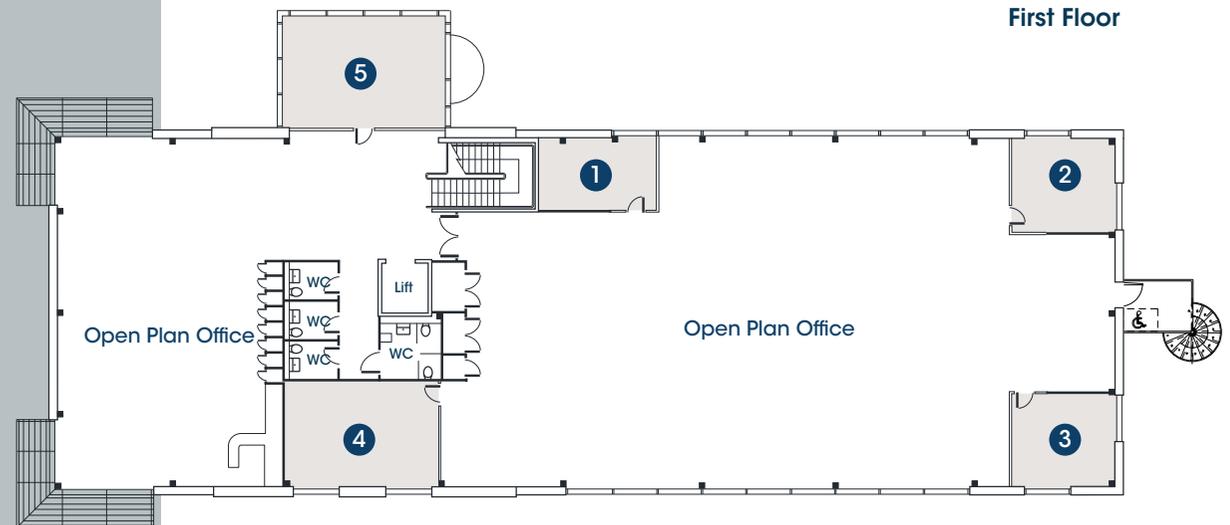
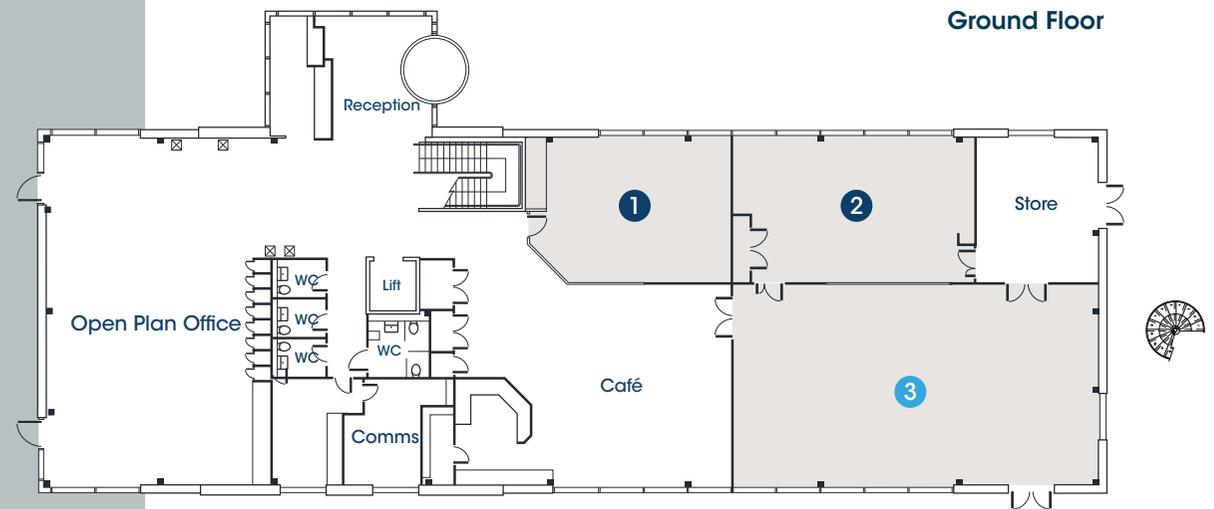
Rates Payable = £76,972.54

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

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