

Quality, Self-Contained Office Building with Parking – Available on New Lease Terms

1,405m²
(15,131ft²)

- Well-situated, modern office building
- Set within a highly sought-after office park location
- Accommodation over three floors with lift access
- Designated car parking for 86 cars
- Rent – £15.00 per ft²
- Available on new lease terms



TO LET



Location



Gallery



Contact



Location



Gallery



Contact

FHP are delighted to present to market this well-presented, self-contained office suite, set within a highly-sought after office-park location, situated approximately 5 miles South-West of Coventry City Centre.

Location

The subject property is situated on Torwood Close off Westwood Way, Westwood Business Park which is an established office park situated 5 miles south-west of Coventry city centre. Transport connections are readily available with the park in close proximity to the A45 ring road, with connections to M42 and M1 motorways.

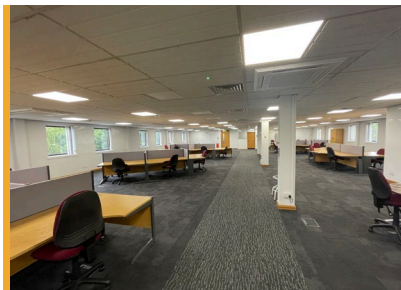
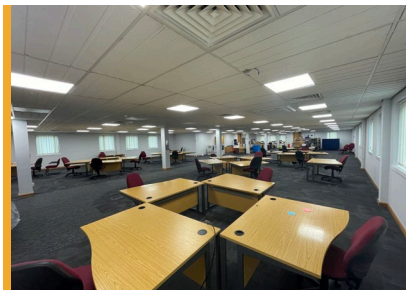
Description

The property offers high quality, self-contained office space, comprising a mostly open-plan layout, set amongst landscaped grounds and dedicated car parking facilities.

Some features of the property include:-

- Modern open-plan layout
- Air conditioning and heaters installed
- Male, female and disabled WC's
- Disabled access with passenger lift
- Staff canteen area
- Dedicated car parking for 86 cars – Ratio of 1 per 175ft²
- Plant room
- Designated entrance/exit





Floor Areas

The accommodation is arranged as follows:-

Floor	Size (m ²)	Size (ft ²)
Ground Floor	468m ²	5,043ft ²
First Floor	468m ²	5,043ft ²
Second Floor	468m ²	5,043ft ²
Attic, Stores & Plant Room	(not measured)	(not measured)
Total	1,405m²	15,131ft²

Business Rates

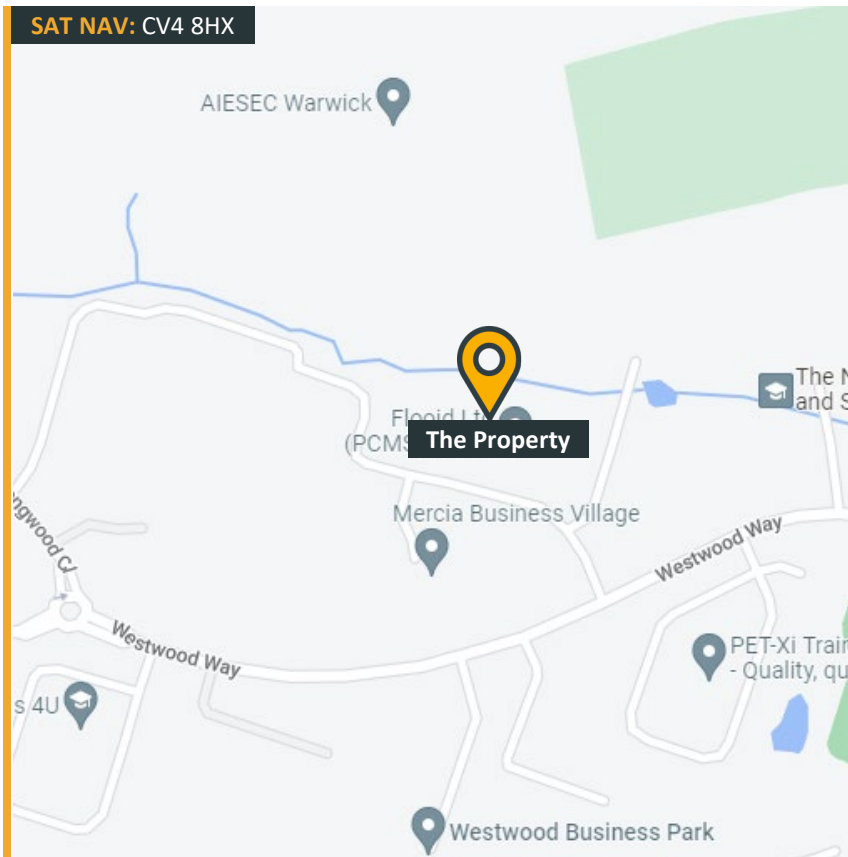
Rateable Value (2023): To be reassessed

Currently the whole building is covered by one rating assessment. We have been advised by Coventry City Council Business Rates Department that the property is due to be re-assessed to cover the demised premises only.

Service Charge

An estate service charge will be levied to cover the Landlords cost of repairs and maintenance to the building, car park, landscaped areas and any common parts.

SAT NAV: CV4 8HX



Lease Terms and Rental

The property is available on new lease terms for a term of years to be agreed.

The quoting rent is £15.00 per ft².

EPC

A copy of the EPC shall be made available on request.

VAT

The building is elected for the purposes of VAT.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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10/07/23

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.