

Quality headquarter office in the heart of Westwood Business Park

2,904.86m²
(31,268ft²)

- 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 approximately 150 cars
- Available on new lease terms



TO LET



Location



Gallery



Contact



Location



Gallery



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FHP are delighted to present to market this well-presented, self-contained HQ building, 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

This HQ office building is ideal for any company wanting to make an impression in Coventry. The building is split over 3 floors and benefits from an attic space for storage and plant rooms. The ground floor has a good entrance as well as a reception and the property benefits from two lifts with WC's off the landings for each floor. 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 approx. 150 cars – ratio of 1 per 208ft²
- Plant room
- Designated entrance/exit





Floor Areas

The accommodation is arranged as follows:

Description	M ²	Ft ²
Ground Floor Offices	931.62	10,028
First Floor Offices	919.64	9,899
Second Floor Offices	682.74	7,349
Attic, Stores & Plant Room	370.86	3,992
Total	2,904.86	31,268

(This information is given for guidance purposes only)

Lease Terms and Rental

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

Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value (2023): **£267,500**

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Coventry City Council)



Location

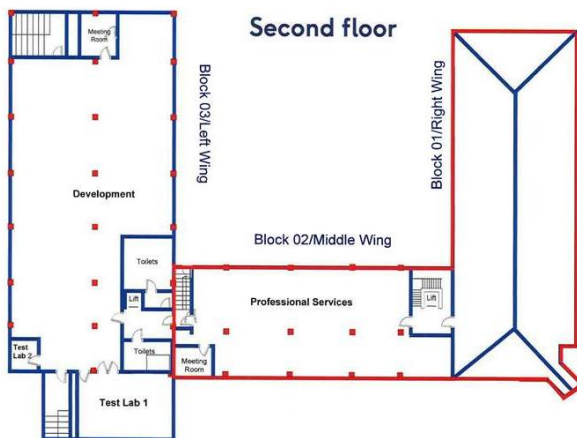
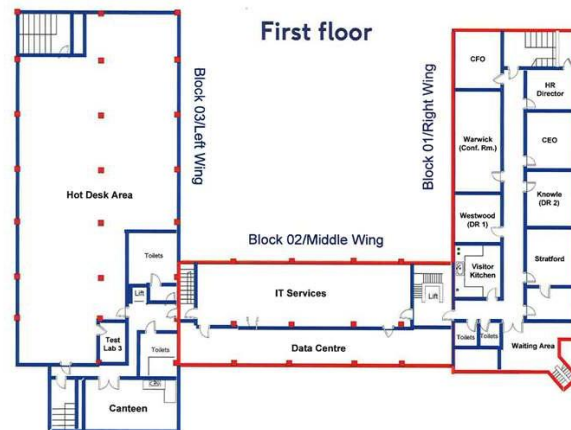
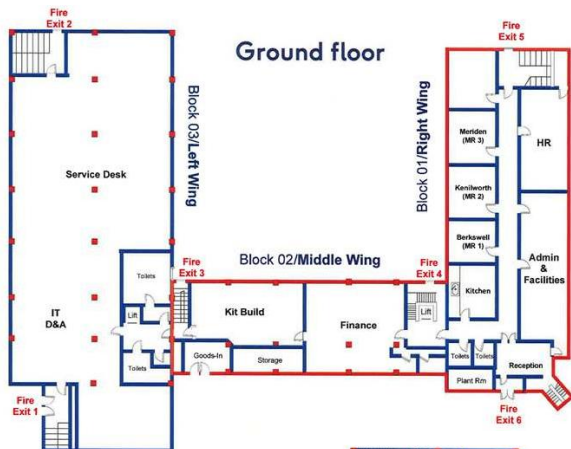


Gallery

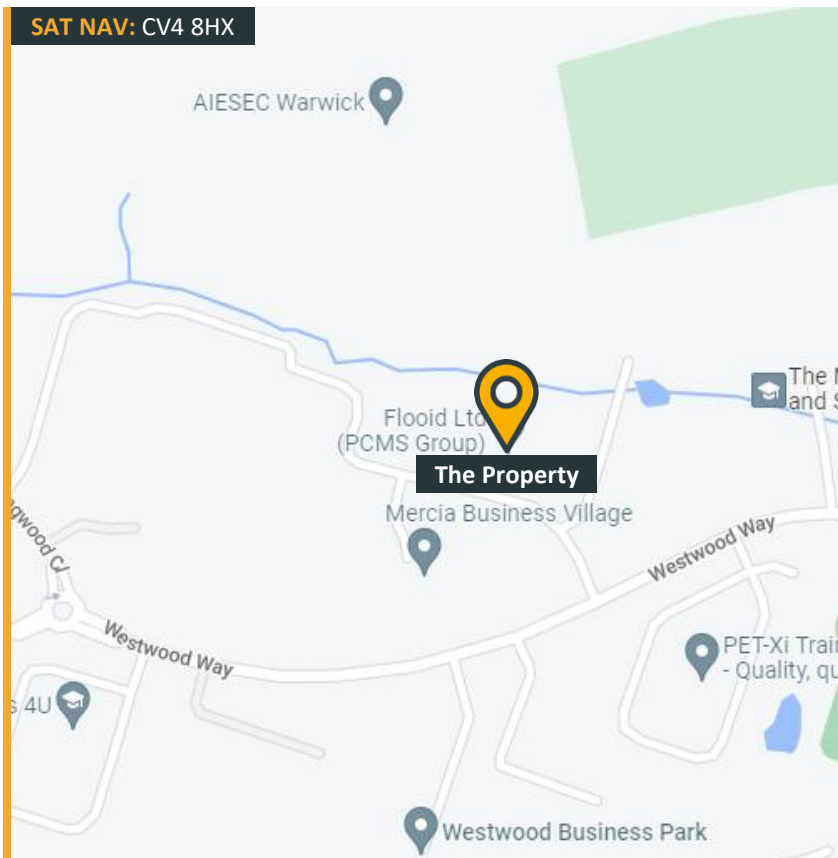


Contact

Floor Plans



SAT NAV: CV4 8HX



EPC

The property has a target EPC Rating of C.

VAT

The building is elected for the purposes of VAT.

Identity Checks

In order to comply with FHP's legal requirements to HMRC in relation to Anti-Money Laundering Legislation FHP will need to establish the identity of the proposed tenant which may involve being asked to provide confirmation of their identity.

Further Information

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

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09/07/25

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