



**Unit 1B Coventry Innovation Village, Cheetah Road, Coventry, West Midlands
CV1 2TL**

Grade A Office Building

- ▶ **Total NIA: 417.5 sq m (4,494 sq ft)**
- ▶ **Detached Grade A office building**
- ▶ **Available with vacant possession**
- ▶ **Rent: £89,880 pax / Purchase price: POA**

For enquiries and viewings please contact:



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Location

The premises are located in the Coventry Innovation Village which forms part of the wider Coventry University Technology Park Estate and is situated off Cheetah Road. The site is accessed via Puma Way which connects to both Parkside and Mile Way, providing direct links to the main A4114 London Road, a major arterial route offering easy access around the city via the ring road system. Coventry's main rail station and the City Centre's main retail areas are both within walking distance whilst the business park is positioned to the south of the A4053 City Centre ring road, which provides rapid access to the A45 / A46 / M6 / M69 / M40 / M42 / M1 trunk roads and motorways.

Description

The property comprises a modern, detached two-storey building built circa 2006 in steel frame construction, with cavity wall brick elevations beneath a barrel-vaulted roof covered in insulated profile steel cladding. The front elevation comprises aluminium framed double glazing with brick cladding and incorporates double access entrance doors. The floors are a mixture of solid concrete and suspended timber construction.

Internally, the property has been laid out to provide modern office accommodation over two floors and includes an entrance hallway, reception / waiting area, a mixture of open plan and cellular offices which have been divided using demountable partitioning, welfare facilities and ancillary storage at ground floor level. The first floor comprises a landing, waiting area, further open plan and cellular offices, a breakout space / kitchen, WC facilities and ancillary storage. The property benefits from high quality office accommodation which includes a passenger lift, suspended ceilings with inset LED lighting, an HVAC system providing heating, cooling and ventilation, natural light throughout, full access raised floors, carpet and vinyl floor coverings.

Externally, the property benefits from 14 allocated surface car parking spaces that are accessed via a security barrier.

Accommodation

	Sq M	Sq Ft
Ground Floor	212	2,282
First Floor	205.5	2,212
Total	417.5	4,494

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the property, save for gas.

Planning

We understand the property has authorised consent under Class E Office use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The property is held by way of a long leasehold tenure of 150 years less 4 days from 16th January 2004 at a peppercorn rent. There are approximately 128 years unexpired. The long leasehold interest is available to purchase with vacant possession.

The property may also be available to let on a fully repairing basis for a term of years to be agreed.

Business Rates

Premises: Unit 2, The Innovation Village, Cheetah Road, Coventry

Description: Offices & Premises

Local Authority: Coventry

Rateable Value: £68,000.00

For the year commencing 1st April 2025, rates will normally be charged at 54.6p in the pound if the RV is £51,000 or above, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable.

Rent / Price

Rent £89,880 pax / Purchase price: POA

VAT

The property has been elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available on request.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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