

To Let

£67,500
Per Annum

Ground Floor Office in Well Located, Attractively Landscaped Office Park

4,504 Sq Ft (418.42 Sq M)



Ground Floor 1120 Elliott Court, Herald Avenue, Coventry
Business Park, Coventry, West Midlands CV5 6UB

Property Highlights

- Excellently accessible business park location
- Virtual Viewing at - <https://my.matterport.com/show/?m=G3k16E7oig>
- Raised floor and Suspended ceiling with recessed lighting
- Double glazing throughout
- Central heating with retro-fit cooling capability
- Male, Female and Disabled WC facilities



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Location

Elliott Court is an established courtyard office scheme located on Coventry Business Park. The business park has excellent on-site amenities including a Sainsburys supermarket and various drive thru and dining opportunities. Coventry City Centre, Coventry mainline railway station and the universities of Warwick and Coventry are all within easy access of the business park. The park is serviced by bus links into Coventry City Centre and the wider area. The M6, M6 Toll, M40, M42, M45 and M69, as well as Birmingham International Airport, Railway Station and the NEC are within a 15 mile radius.

Description

The available offices occupy the ground floor of Building 1120, with the offices immediately visible on the entrance into Elliott Court office park. The building is detached and of brick construction under a pitched tiled roof. The ground floor entrance is key pad and fob accessed with a phone entry system for visitors connecting to both floors. The entrance area includes two unisex WCs and a disabled WC, with two entrances into the available office accommodation. The office provides good flexible open plan space, with raised floors, suspended ceiling with recessed lighting, double glazing, central heating with a retro-fit cooling capability and a kitchenette area next to the entrance. Externally the building is set within attractive landscaping and benefits from 25 parking spaces at a ratio of 1:180 sq ft.

Accommodation

Description	Sq Ft	Sq M
Office	4,504	418.42
WC	0	0
WC	0	0
Disabled WC	0	0
Total	4,504	418.42

Business Rates

Rateable Value (2021)	£58,500
Rates Payable	£29,191.50

This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure

New Repairing and Insuring Lease for a definite term not less than 3 years

Services

All mains services are connected.

EPC

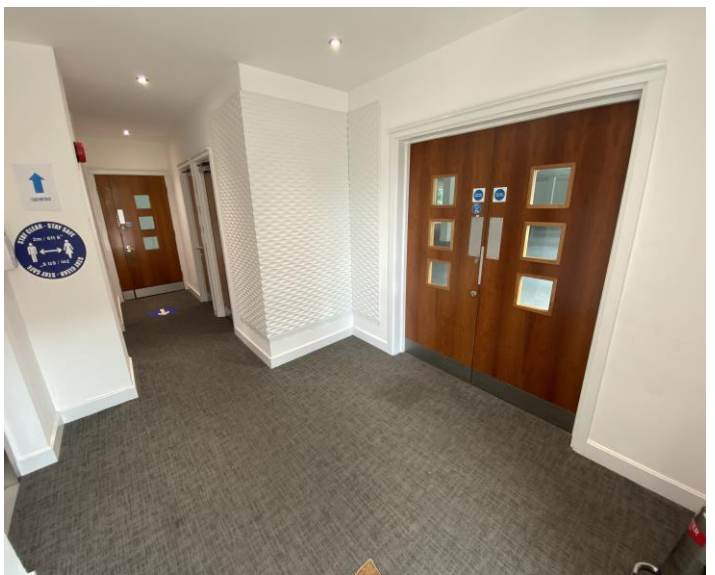
The building has a current EPC Rating of C

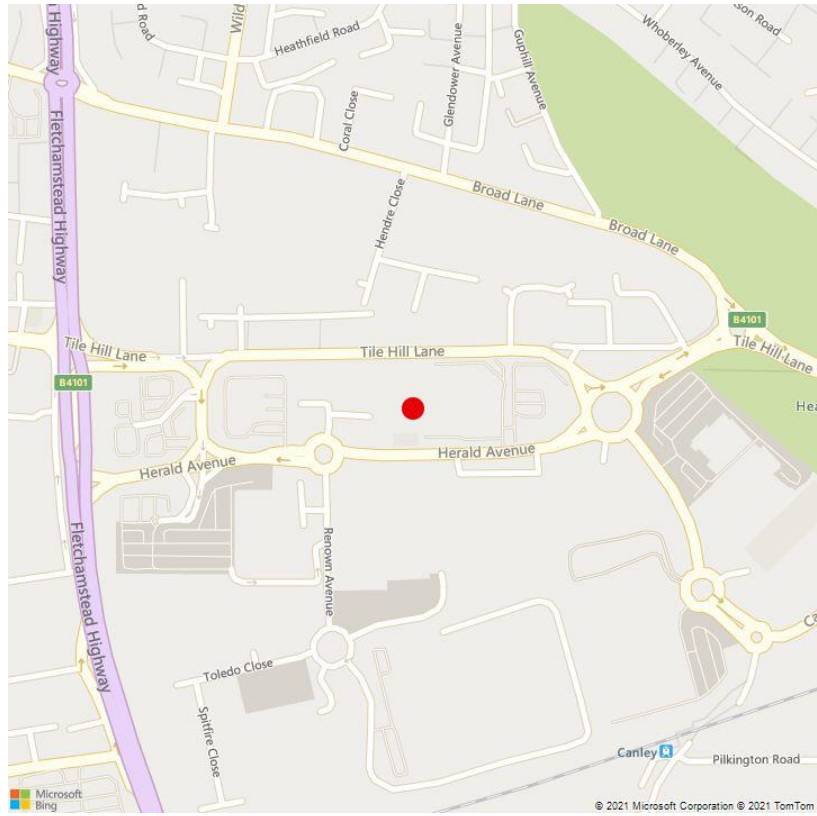
Viewing

Strictly by appointment with the agent Bromwich Hardy.

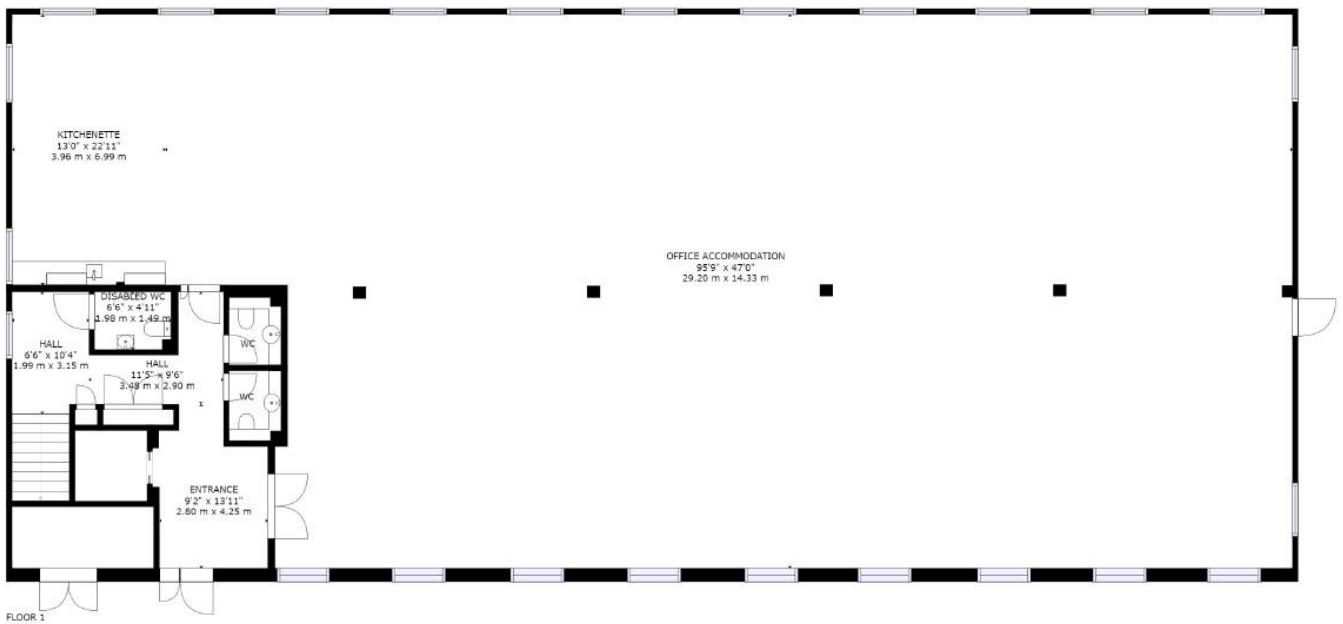
Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. February 2023.



GROSS INTERNAL AREA
FLOOR 1: 5045 sq. ft, 469 m²
TOTAL: 5045 sq. ft, 469 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

