



To Let

Orchard Court IV Binley Business Park, Coventry, CV3 2TQ

Ground floor office 925 sq ft

- LED lighting
- 5 parking spaces
- Open plan
- Self-contained unit

**AVISON
YOUNG**

Location

Orchard Court IV, is situated on Binley Business Park, strategically located ¼ mile west of the A46 dual carriageway Eastern bypass which links directly with the M69, M6, M1 for the north and with the A45, M40, M45 and the M1 for the south. The National Exhibition Centre and Birmingham International Airport are approximately 20 minutes drive. Coventry's Inner City Station and City Centre are approximately 3 miles away.

Binley Business Park comprises of a comprehensive 45 acre landscaped scheme. Office users on the estate include Coventry Building Society, Orbit Housing and Jewson.

Nearby amenities include Warwickshire Shopping Park (M&S Simply Food, Pure Gym, Boots, Costa, Asda), Morrisons Supermarket and BP Garage and hotel.

Description

This part ground floor office accommodation was recently refurbished and is in a prominent position fronting Harry Weston Road.

The office comprises:

- Suspended ceilings with LED lighting
- Meeting room / office
- Carpeted raised access floor
- Comfort cooled air cassette
- Gas fired central heating system
- Kitchen point
- 5 car parking spaces

Accommodation

Description	Sq ft	Sq m
Ground Floor	925	85.9
Total GIA	925	85.9

Service Charge

The service charge is £5.95 psf to include utilities, insurance and estate charge.

Rateable Value

Ground Floor Rateable Value (2023): £12,750

All enquiries regarding business rates should be made to Coventry City Council Rating Department.

EPC

Rating: C60.

Parking

There are 5 marked car parking spaces.

Tenure

The premises are available to let on a new flexible full repairing and insuring lease, terms upon application.

VAT

VAT will be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Services

The premises are served by all main services. All information on the availability of main services is based on information supplied to us by the vendor / lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase.

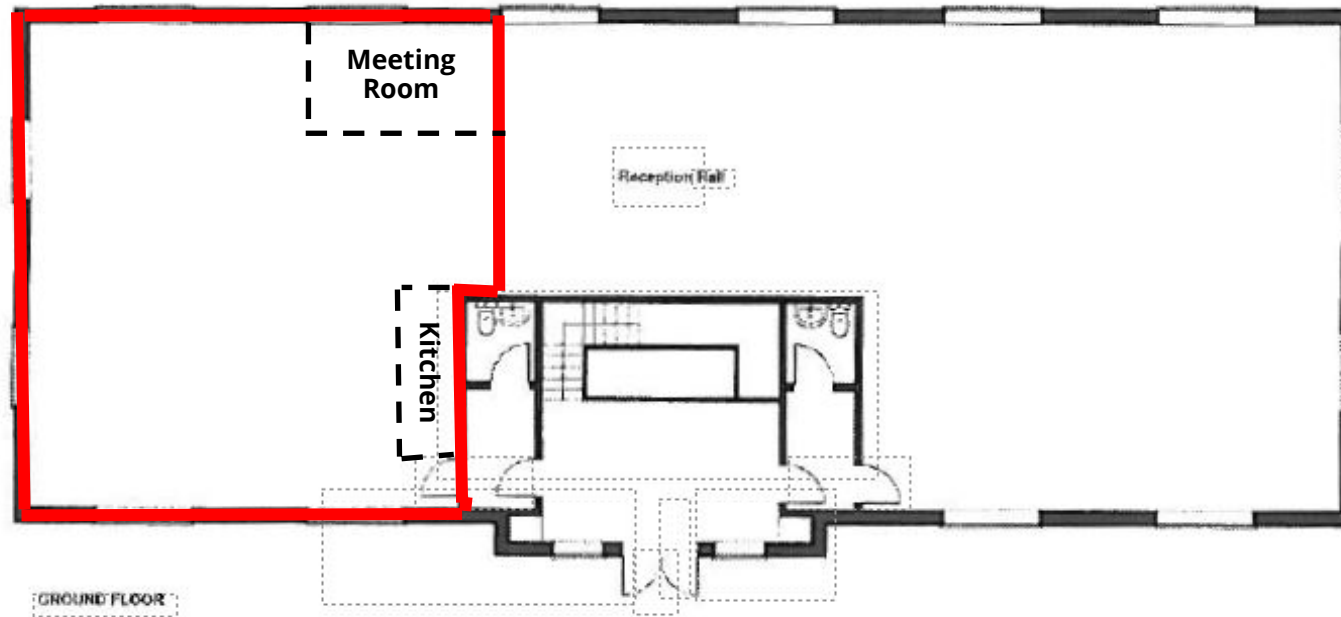
Estate Agents Act 1979—Personal Interest

In compliance with Section 21 of the Estate Agents Act 1979, we declare there is a personal interest in the disposal of this property. The landlord is a Principal of Avision Young.

Viewing

By prior arrangement with the joint agents.





If you would like to know more please get in touch.

Robert Rae

Principal & Managing Director
+44 (0)2476 636 888 +44 (0)7860 398 744
robert.rae@avisonyoung.com

Chris Hobday

Associate Director
+44 (0)2476 233 609 +44 (0)7552 558551
chris.hobday@avisonyoung.com

Or joint agent:

Mark Booth

Graduate Surveyor
+44 (0)2476 308 900 / +44 (0)7497 150 632
mark.booth@bromwichhardy.com

avisonyoung.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

February 2024

Visit us online
avisonyoung.co.uk

Orchard Court 4, Binley Business Park, Coventry, CV3 2TQ

© Avison Young (UK) Limited. All rights reserved.

