

OFFICE UNITS FOR SALE **Carter Jonas**

0121 285 9470

21-23 Mercia Business Village www.carterjonas.co.uk



**21-23 MERCIA BUSINESS VILLAGE
TORWOOD CLOSE
COVENTRY
CV4 8HX**



ACCOMMODATION

Office 335.92 Sq/m 3,615 Sq/ft

- Abundance of parking facilities
- Good communication links
- Well established Business Park location
- Long Leasehold Offices with Vacant Possession

LOCATION

Mercia Business Village is situated approximately 4.5 miles to the southwest of Coventry City centre on the well-established Westwood Business Park, a 100 acre campus style office development. A number of high-profile companies are located on the park, including Eon, Shell Energy and Barclays. The A45 passes just to the east of the park and is within easy reach of the National Exhibition Centre, Birmingham International Airport and railway station.

DESCRIPTION

The premises comprises three interconnecting two-storey office units with brick elevations and full height glazed atrium. The ground floors of Units 21 and 23 include male and female toilet facilities off the front entrance lobby along with mainly open plan office space. The ground floor further benefits from, board room, staff breakout and kitchen areas. The first floors accommodation comprises a range of, meeting spaces, partitioned offices together with further kitchen facilities.

PRICE

Offers are invited at £500,000.
The offices will be transacted with vacant possession.

BUSINESS RATES

Rateable Value 2023/24 - £32,250
Rates Payable 2023/24 - £16,093

VAT

VAT may be payable for the property and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TENURE

Offers are invited for the Long Leasehold Interest which expires 12th Nov 2113.

WHAT THREE WORDS

[Free.issue.shrimp](#)

ESTATE CHARGE

A service charge is levied to cover the cost of maintaining the common parts of Mercia Business Village. Further information on request.

PLANNING

The site is located within the Coventry City Council planning authority. For further information please visit: <https://www.coventry.gov.uk/>. We understand there are no planning consents for the site.

ENERGY PERFORMANCE CERTIFICATE

The Unit has an EPC B49.

PARKING

There are 15 allocated car parking spaces. Parking plan available on request.

SERVICES

Mains electricity, water and drainage are connected to the premises.

INSPECTIONS

Strictly by prior appointment with the Sole Agents, Carter Jonas.

Contact

Sam Cooke

Sam.cooke@carterjonas.co.uk

07917202576

Alice Fish

alice.fish@carterjonas.co.uk

07815039689

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