

Suite 1 & 3 CBS Arena, Judds Lane, Coventry CV6 6GE



## Property Highlights

- Virtual tour available on-line on Rightmove and Bromwich Hardy website
- First floor office with lift access
- Open plan with a combination of meeting rooms and boardrooms
- Suspended ceilings
- Ceiling-mounted heating/cooling system
- Perimeter trunking and data cabling
- Matterport Link:  
<https://my.matterport.com/show/?m=p4LrBhkDZmh>



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**Location** 75% of the UK population is located within a two-hour drive of CBS Arena, that's 40 million people and 80% of UK businesses. The Arena receives 1.6 million visitors a year, ideal for raising the profile of any business located on site. The Arena is a 5 minutes walk from the Arena train station, is well served by public transport, and 10 minutes walk from the neighbouring retail park.

The Ricoh Arena benefits from easy access to the M6 and connecting motorway networks.

## Description

First & Second-floor suites are available in the award-winning CBS Arena. Comprising of an open floor layout with modular rooms on the outskirts. Ample meeting rooms/breakout rooms and a reception area. Each floor benefits from its own W/C & kitchens. The offices also benefit from an elevator. Fitted options are available. Over 50+ parking spaces are available on-site.

Tenant Benefits also include:

10% discount on all meeting room bookings excluding F&B/AV

20% Food & Beverage discounts for all tenants

Exclusive access tickets access for all music and live events

## Accommodation

Description	Sq Ft	Sq M
First Floor Suite	4,705	437.09
Second Floor Suite	5,525	513.27
<b>Total</b>	<b>10,230</b>	<b>950.37</b>

Business Rates	
Rateable Value (2017)	
Rates Payable	£0
<i>This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.</i>	

## Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

## Services

All mains services are connected.

## EPC

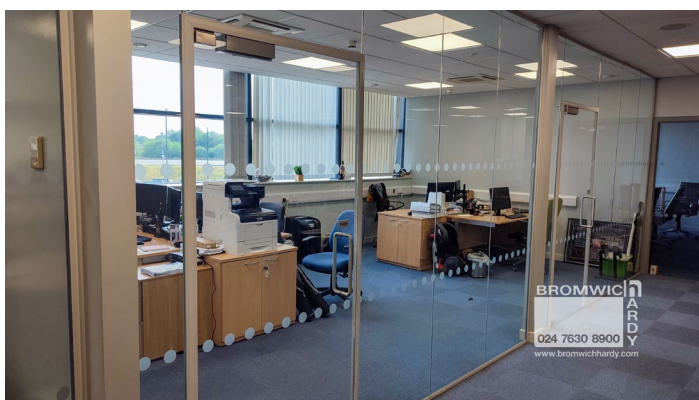
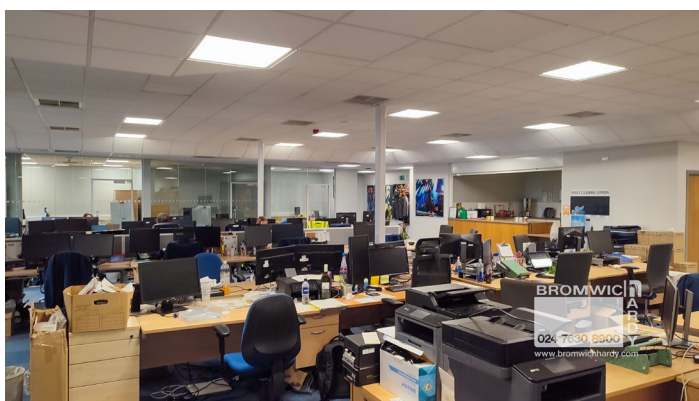
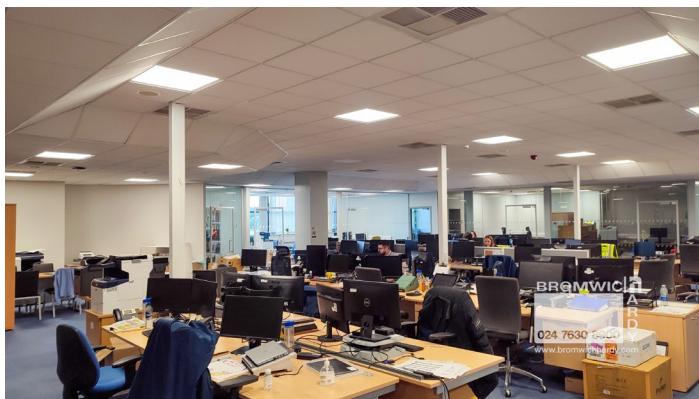
Can be given on request.

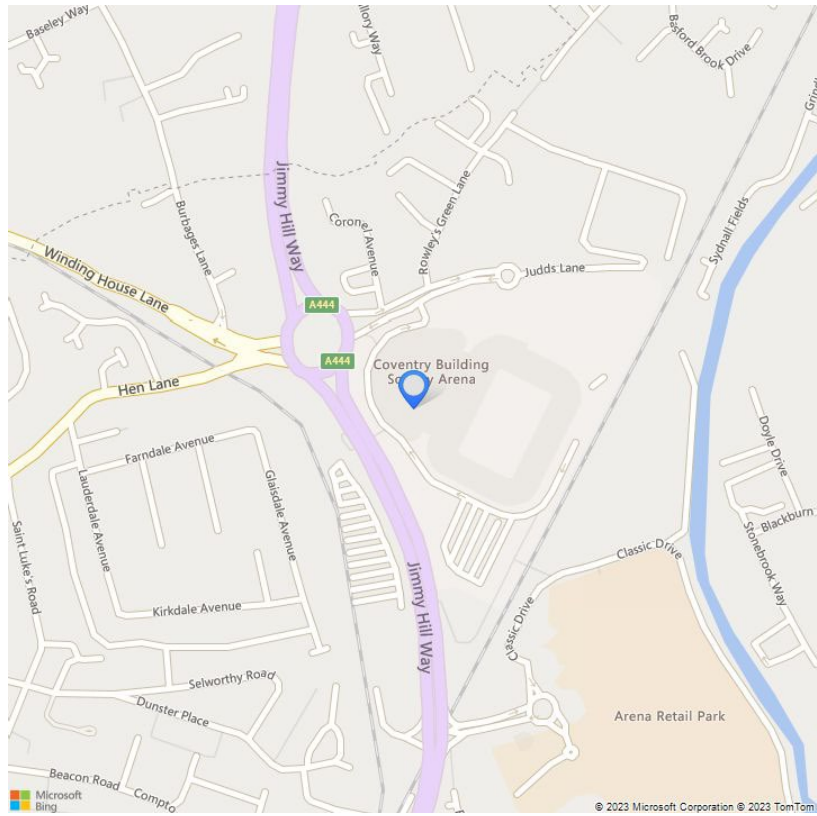
## Viewing

Strictly by appointment with the agent Bromwich Hardy.

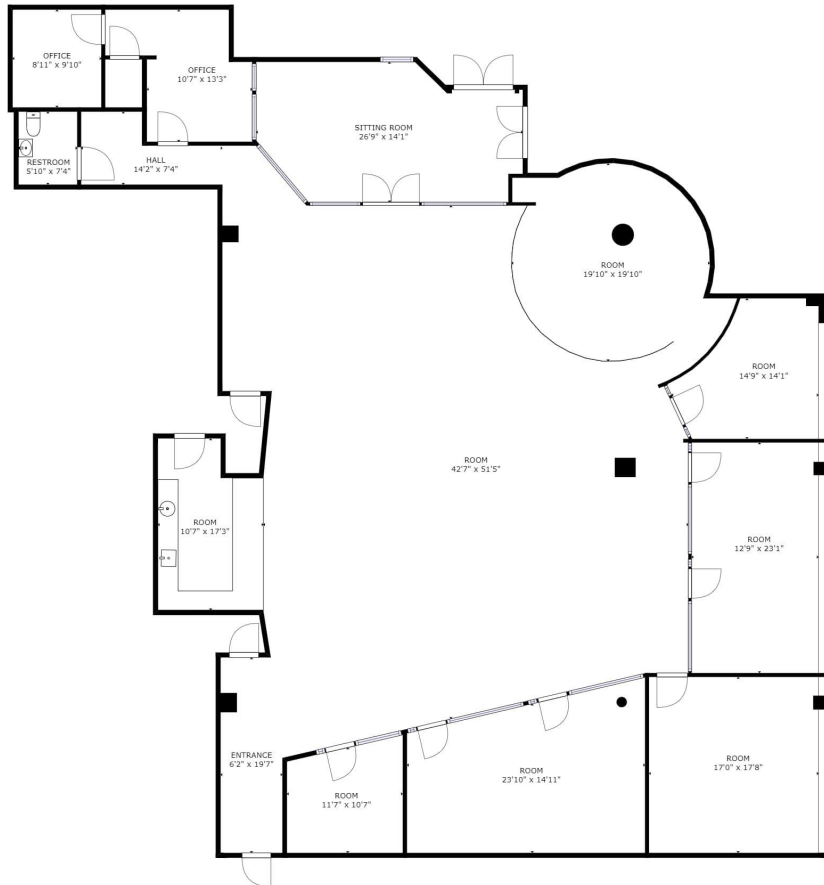
## Legal Costs

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. July 2023.



GROSS INTERNAL AREA  
 FLOOR 1: 4705 sq ft  
 TOTAL: 4705 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

