

For Sale

Office



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# 1120 Elliott Court

Herald Avenue, Coventry Business Park, Coventry  
CV5 6UB

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🏠 9,194 Sq Ft

£ £1,300,000 for the Freehold

## Key Features

- Ideal opportunity for owner occupiers
- Includes freehold of 7 other buildings - all on long leaseholds
- Excellent accessible business park location
- Virtual Viewing of the ground floor - <https://my.matterport.com/show/?m=Gi3k16E7ojg>



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



### Other units under the freehold

Unit	Area (sq ft)	Lease end date	Rent (pa)
1110	8,368	5/10/2314	Peppercorn
1130	3,773	17/12/3012	£10
1140	2,919	17/12/3012	£10
1150	2,824	28/11/2312	Peppercorn
1160	2,835	20/05/2312	Peppercorn
1170	6,156	1/6/3013	£10
1180	6,959	27/9/3011	£10
<b>Total</b>	<b>43,032</b>		<b>£40</b>

## 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

Building 1120 is 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 53 parking spaces.

## Accommodation

Area	Sq Ft	Sq M
Ground floor	4,504	418.42
First floor	4,690	435.7
<b>Total</b>	<b>9,194</b>	<b>854.12</b>

## EPC

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**1120 Elliott Court, Herald Avenue, Coventry  
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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

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

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### David Penn

Contact us with any queries about the property or to book a viewing

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#### Mark Booth

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