

For Lease

Office



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## Unit 3

Rye Hill Office Park, Birmingham Road, Coventry  
CV5 9AB

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📦 3,897 - 6,416 Sq Ft

£ £10.00 Per Sq Ft

## Key Features

- Modern offices on edge of greenbelt
- Situated fronting A45 carriageway
- Newly refurbished
- Extensive onsite car parking
- Easy access to Birmingham Airport and NEC
- Two Story Office Block
- Storage space available on the top floor from £1.50 per sq ft
- £10 per sq ft for one year only
- One year lease available



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### Location

Rye Hill Office Park is a modern office development adjacent to the A45 dual carriageway at Allesley, Coventry. The office park was developed in 2002 on the edge of the greenbelt and there is an hotel, golf course and leisure facilities all within walking distance.

Access to the property is via Birmingham Road, which runs parallel with the A45 trunk road. The M42 Junction 6 lies approximately seven miles to the west, providing access to the M40, M6 and Midlands motorway network. Coventry City Centre lies approximately three miles to the east, including Coventry mainline railway station, with travel times to London of approximately one hour and approximately 20 minutes to Birmingham New Street.

Birmingham International Airport and the National Exhibition Centre are approximately eight miles to the west and Coventry Airport approximately seven miles to the east.



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### Description

Rye Hill Office Park is set in landscaped grounds of 4.6 acres and comprises four detached high specification two storey office buildings constructed in cavity brickwork beneath concrete tiled roofs.

Unit 3 Rye Hill provides a mixture of offices/meeting rooms and open plan office space. The specification includes suspended ceilings and recessed Category 2 lighting, 100mm void raised floors, comfort cooling, passenger lift between floors, kitchen facilities and wc's including disabled.

There are approximately 21 parking spaces demised to the offices, with further overflow parking available by separate agreement.

### Accommodation

Area	Sq Ft	Sq M
First Floor	3,890	361.38
Loft Storage	2,519	234.02
<b>Total</b>	<b>6,416</b>	<b>596.05</b>

### Tenure

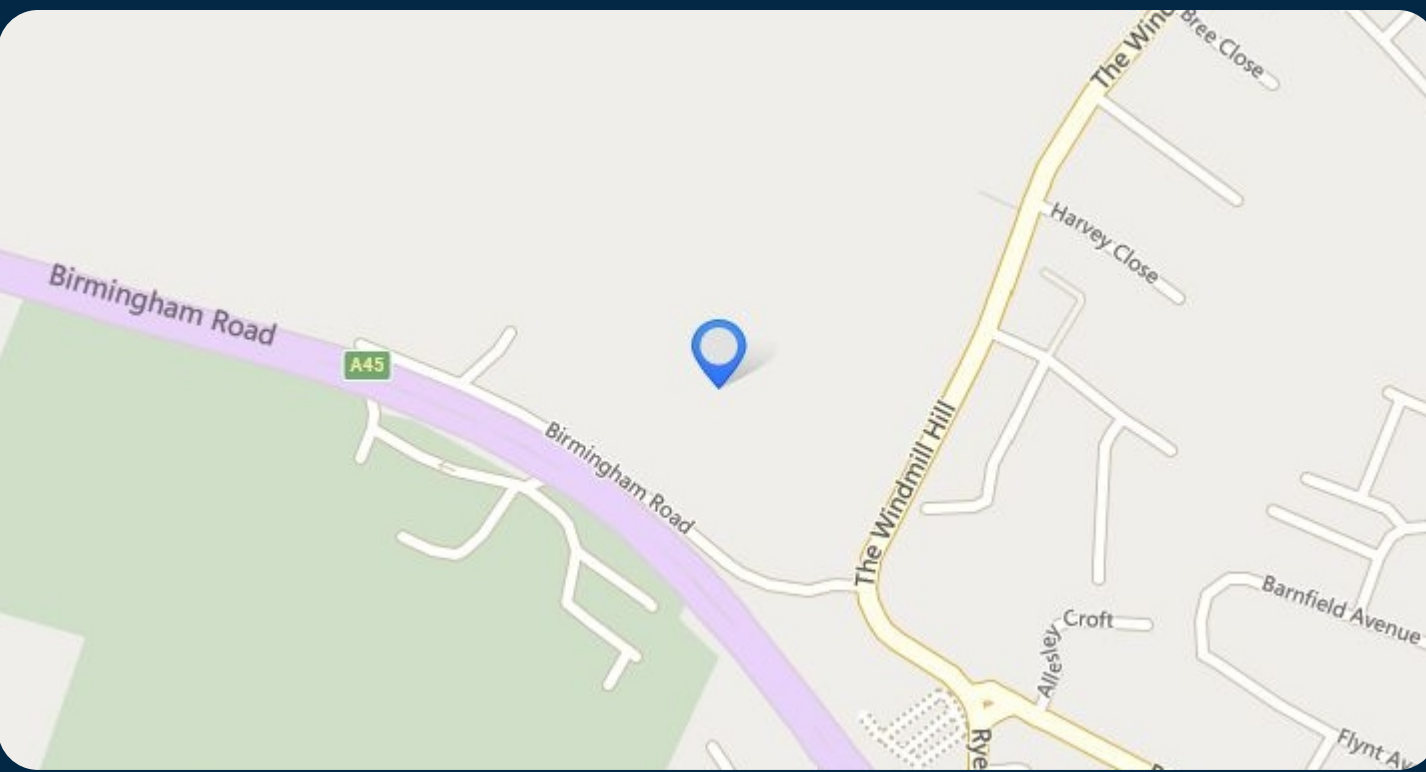
The property is available on a new Full Repairing and Insuring Lease for a term to be agreed. A one year lease is available at £10 per sq ft.

### EPC

To be confirmed.

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### Service Charge

A service charge will be levied by the Landlord in respect of recovering the cost of landscaping and general maintenance of the common external areas, etc. Further details are available upon request.  
£3,563

### Legal Costs

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

### Viewing

Strictly by appointment with the joint agents.



### David Penn

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

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