

For Lease

Office



9 Orchard Court

Binley Business Park, Harry Weston Road, Coventry
CV3 2TQ

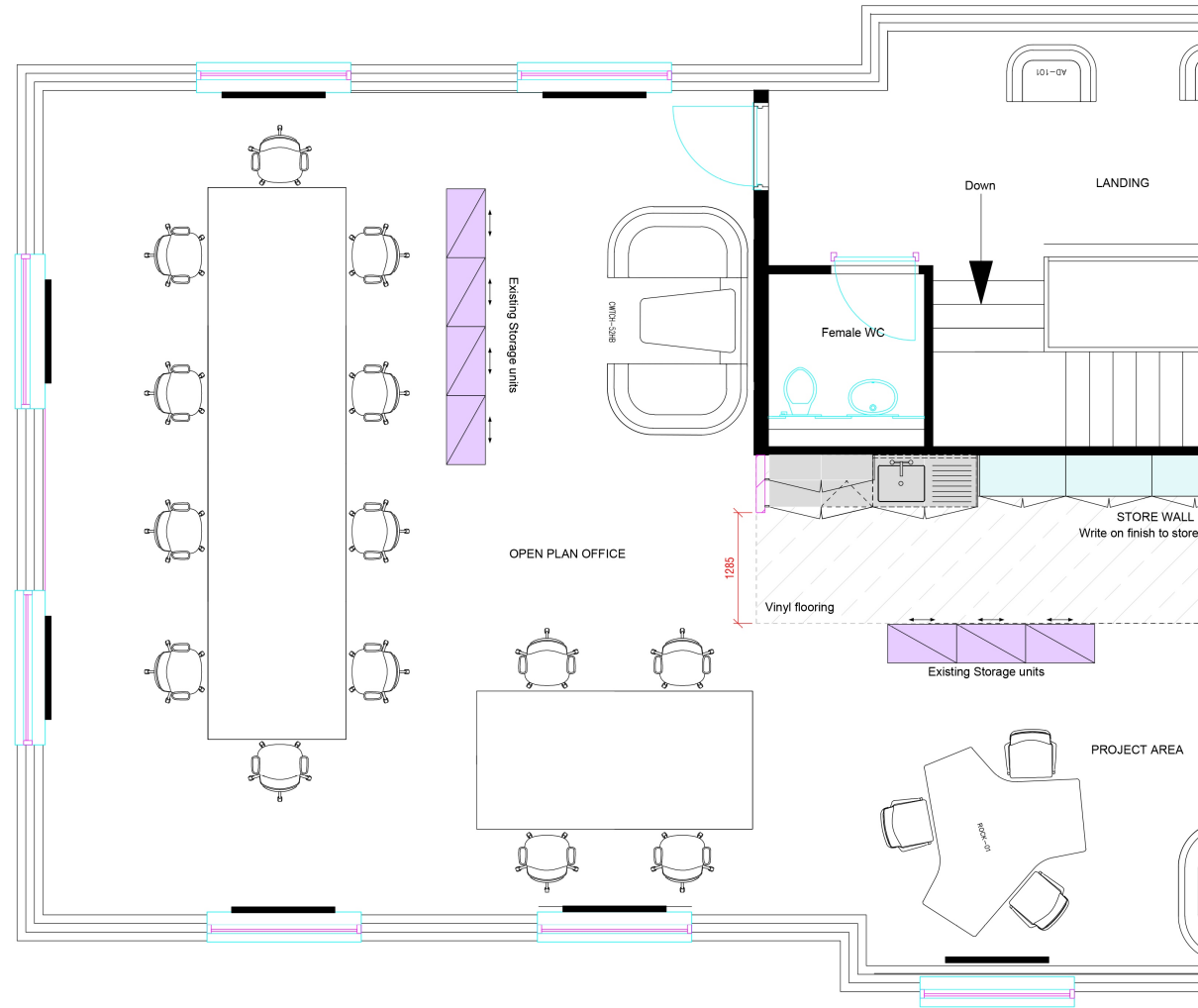
BROMWICH
ARDY
024 7630 8900
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📦 2,325 Sq Ft

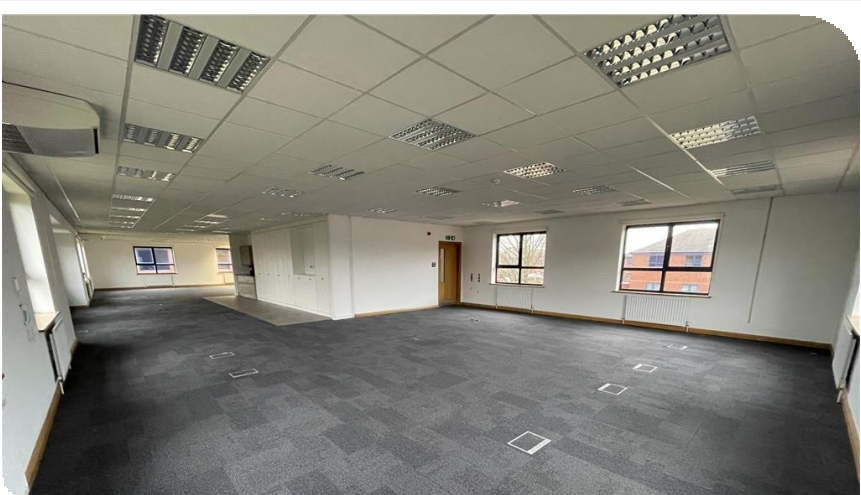
£ £40,688 Per Annum

Key Features

- ▶ LED LIGHTING
- ▶ 14 PARKING SPACES
- ▶ COMFORT COOLING
- ▶ KITCHENETTE
- ▶ OPEN PLAN
- ▶ SELF CONTAINED UNIT



9 Orchard Court, Binley Business Park, Harry
Weston Road, Coventry, West Midlands, CV3 2TQ



Location

Concept House - Orchard Court IX, 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

The two storey office accommodation is in a prominent position fronting Harry Weston Road.

The offices comprise:

Suspended ceilings with LED lighting

Carpeted raised access floor

Comfort Cooling

Gas fired central heating system

Aluminium double glazed solar tinted windows

Tea points on each floor

Accommodation

Area	Sq Ft	Sq M
First Floor	2,325	215.99
Total	2,325	215.99

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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.



Caine Gilchrist

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

02476 308 900

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Mark Booth

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

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