

For Sale / For Lease



Office



Offices 21 & 22

Ensign Business Centre, Westwood Business Park,
Coventry CV4 8JA

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

 1,262 Sq Ft
 £160,000 For the leasehold/£13,250
Per Annum

Key Features

- Fully furnished
- 6 parking spaces
- WC and Kitchenette facilities
- Data trunking
- Well located on an established business park
- Close to Warwick University
- Excellent transport links



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Location

Unit 22 Ensign Business Centre is located in a well established courtyard development on Westwood Heath Business Park. This is within walking distance of the University of Warwick and benefits from excellent public transport links. Nearby is both the A45 and A46 given links to Coventry city centre and nearby towns such as Leamington Spa, Warwick and Kenilworth.

Description

The property comprises a first floor office suite which has been set out to provide both cellular offices/meeting rooms and open plan space. The offices benefit from six parking spaces, male and female WC facilities, kitchenette, double glazing and data trunking. The space will come fully furnished to include desks, chairs, intruder alarm and a reception sofa.

Accommodation

Area	Sq Ft	Sq M
Unit 22	982	91.23
Unit 21	280	26.01
Total	1,262	117.24

Business Rates

The rateable value is £9,700. Parking spaces are also valued with a rateable value £1,100. Occupiers may be eligible for small business rates relief.

Tenure

Office 22 is available by way of either a new lease direct with the long leaseholder or both suites are available through the sale of the long leasehold interest. Office 21 is currently let at an annual rent of £3,000 per annum.

EPC

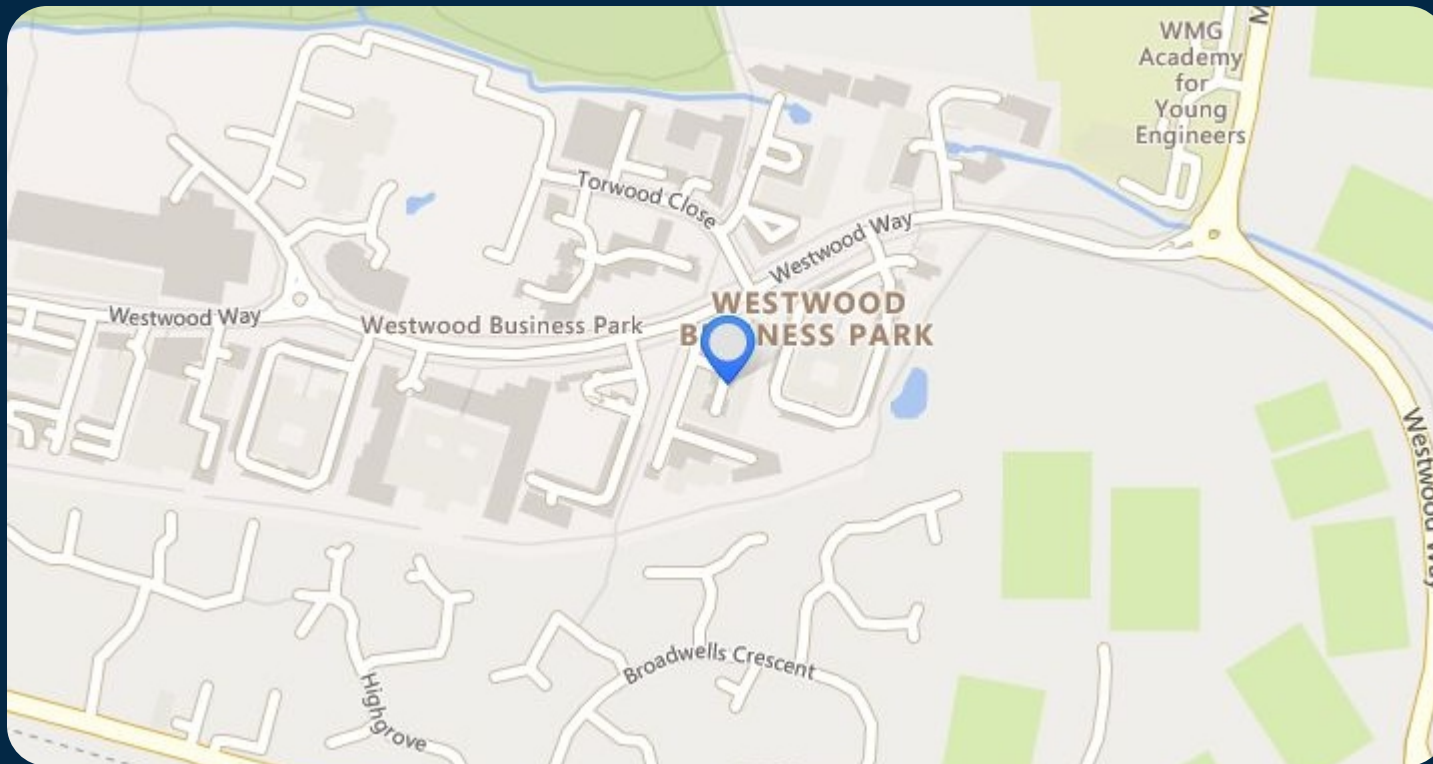
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Legal Costs

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

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

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

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