

**TO LET**

## **WELL LOCATED MODERN OFFICES WITH PARKING**

Units 1 & 9 Bow Court, Fletchworth Gate, Burnsall Road, COVENTRY CV5 6SP



**1,737 - 1,954 SQ FT (161.32 - 181.49 SQ M) NIA**

- Self-contained offices over two floors
- Onsite demised parking
- Unit 9 has undergone extensive refurbishment
- Excellent location providing easy access to Birmingham and Coventry

## Location

The premises are located at Fletchworth Gate on Burnsall Road immediately off the A45 dual carriageway and just 2 miles west of Coventry City Centre. Burnsall Road sits within a mixed use area with a range of occupiers, including neighbouring tenants such as Integra, Specsavers and Dornbracht UK Ltd.

The A45 immediately to the west provides excellent road links to the motorway network.

The property is located on the north side of Burnsall Road, between its junction with the A45 and Burnsall Grove.

## Description

The subject buildings occupy part of a larger site, wholly operated by the workspace space provider BizSpace. The estate features a number of attractive brick built buildings over two and three floors.

Unit 1 provides a two storey office building providing largely open plan offices, together with kitchenette and WC facilities.

The property benefits from suspended ceilings, inset lighting, central heating and carpeting throughout.

Unit 9 provides two floors of quality office accommodation. The refurbished space provides suspended ceilings, inset LED lighting and floor boxes together, with WC and kitchenette facilities.

Both Units 1 and 9 benefit from 9 car parking spaces each.

## Accommodation

	sq m	sq ft
<b>Unit 1 GF</b>		
GF Office:	70.50	759
GF Kitchenette:	4.38	47
GF Stores:	2.21	24
<b>Total GF:</b>	<b>77.09</b>	<b>830</b>
FF Office:	84.23	907

**BUILDING TOTAL NIA: 161.32 1,737**

<b>Unit 9 GF</b>		
GF Office:	97.04	1,045
GF Storage:	1.79	19.27
<b>Total GF:</b>	<b>19.83</b>	<b>1,064</b>
FF Office:	82.66	890

**BUILDING TOTAL NIA: 181.49 1,954**

## Tenure/Lease Terms

The premises are available to let on new Full Repairing and Insuring Leases for a term of years to be agreed.

## Rent & Service Charge

**Unit 1: £26,000 per annum exclusive**

**Unit 9: £34,195 per annum exclusive**

The rent is inclusive of Service Charge which contributes to building and estate maintenance.

### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Rateable Value (RV)

TBC.

## Energy Performance Certificate (EPC)

Unit 1: C62 Unit 9: B42

## VAT

It is stipulated that the rent is stated exclusive of VAT which may be payable.

## Legal Fees

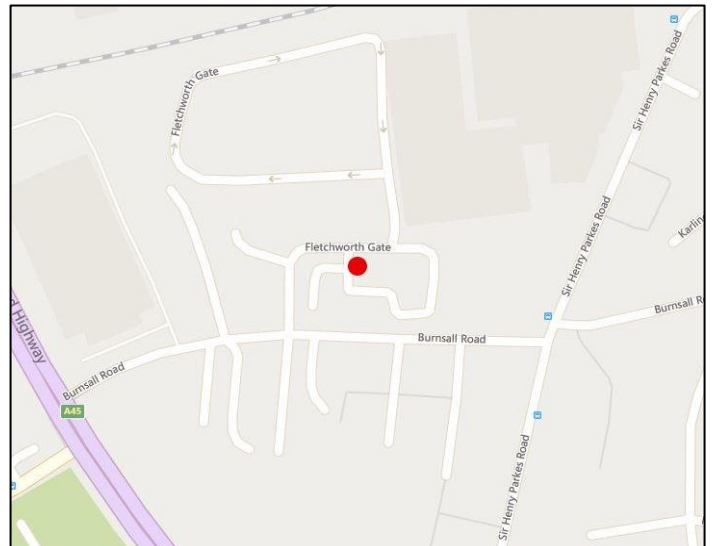
Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**NICK HOLT**

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