

FOR SALE/TO LET

ATTRACTIVE REFURBISHED OFFICE SUITES

2-4 and 16 & 17 Ensign Business Centre, COVENTRY CV4 8JA



384 - 2,316 SQ FT (35.64 - 215.15 SQ M)

- Attractive units in a modern courtyard style Business Centre
- Available to let separately or combined
- Sought after Business Park
- Excellent road communications

Location

Ensign Business Centre is situated on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry. A number of major companies are represented on the Park, including Barclays Bank plc, Eon and TUI (UK) Limited.

The Park is well located for easy access to the A45 and the A46, which in turn link with the Midlands Motorway Network. The National Exhibition Centre and Birmingham International Airport are located approximately 20 minutes drive to the west along the A45. There are half hourly rail links to London from Coventry mainline railway station.

Description

The premises form part of a courtyard style office development constructed 25 years ago. The units can be split or let together.

Internally, the accommodation has been refurbished to a high standard, featuring double glazed windows with blinds, electric wall mounted heating, carpets, and suspended ceilings with Category II lighting. Car parking spaces are demised with the premises.

Accommodation

	sq m	sq ft
Units 2-4	125.63	1,350
Units 16 & 17	89.74	966
Total:	215.15	2,316

Consideration may be given to splitting these units into smaller suites from 384 sq ft.

Tenure

The suites are available on equivalent new full repairing and insuring leases to run for a flexible term. Depending on the length of lease granted there will be a provision for upward only rent reviews. Consideration will be given to letting the units separately or together on terms to be negotiated.

Price/Rent

On application.

Consideration will be given to selling the units separately or together (Long Leasehold).

Rateable Value

The suites are assessed as follows:

Units 2-4: £15,250 Units 16 & 17: £9,000

Services

Mains electricity, water and drainage are connected to the premises. A service charge is levied to cover the costs incurred in relation to maintaining the common parts, gardens and communal lighting of Ensign Business Centre.

VAT

All prices and rents quoted exclusive of VAT.

Energy Rating

EPC available upon request.

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.

Legal Fees

Each party will be responsible for their own legal costs in preparing the lease documentation.

Viewing

Strictly by appointment with the sole agent:

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