



BUILDING
500

TO LET

4,428 SQ FT (411 SQ M)

**Suite D | First Floor | Building 500 | Abbey Park Office Campus
Stareton Lane | Stoneleigh | Warwickshire | CV8 2LY**

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FEATURES

- Part of the superb Abbey Park Office Campus
- Attractive business location in parkland setting
- Centrally located with easy access to the motorway network
- 16 car parking spaces
- Undergoing refurbishment
- First Floor Suite within Building 500 Grade A office accommodation
- 24 hour security on site
- LED lighting
- Raised access floors
- Comfort cooling

Location

Located on Abbey Park just outside of Stareton Village, Building 500 is only a short distance from the A46, as well as the centres of Coventry, Warwick and Leamington Spa. The central location provides access to the motorway network including the M40, M42, M45, M1, M6 & M6 Toll. Abbey Park is in close proximity to Coventry Railway Station offering West Coast mainline services to London Euston (less than 1 hour), Birmingham New Street and Leamington Spa.



TRAVEL DISTANCES

Kenilworth 4 miles
Leamington Spa 5 miles
Coventry 5 miles
Warwick 6 miles
Birmingham 20 miles

ROAD

A46 1.8 miles
Giving direct access to
M40, M42, M45/M1, M6, M69

RAIL

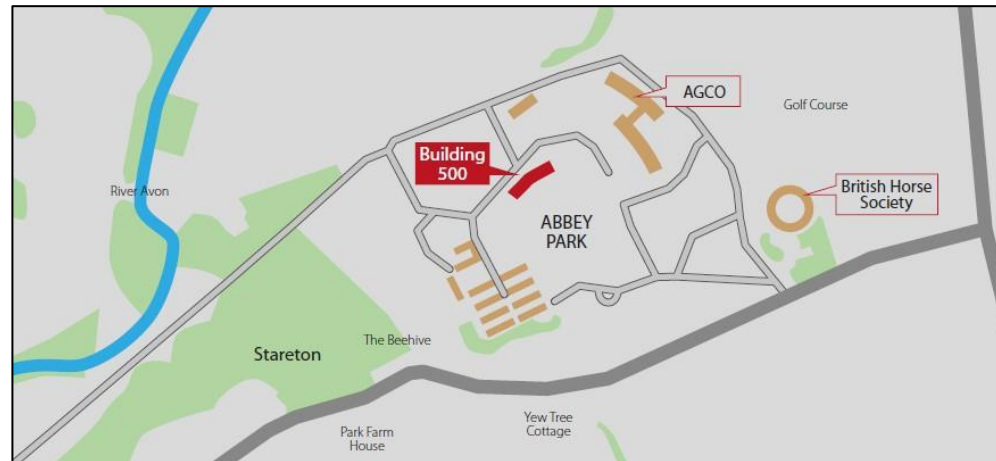
Coventry Station 5.2 miles
Leamington Spa Station 6 miles
Warwick Parkway Station 7 miles
Birmingham New Street Station 25 miles

BUS

Number 539
Coventry – Baginton – Stoneleigh –
Kenilworth

AIR

Birmingham International Airport 15 miles
Coventry Airport 1.5 miles



Description

Constructed in 2007/2008, Building 500 extends to 21,990 sq ft NIA (2,043 sq m) over two floors.

The building benefits from an attractive central lobby which has recently been refurbished.

The office areas provide Grade A specification, raised access floors, comfort cooling and heating, LED lighting and suspended ceilings.

There is ample car parking.

The site benefits from 24/7 security and barrier entry system with number plate recognition.

Accommodation

	sq m	sq ft
Suite D – First Floor	411.00	4,428
TOTAL NIA:	411.00	4,428
Car Parking	16 spaces	

Rent

Upon application.

Tenure

Available by way of a new full repairing and insuring lease for a term to be agreed.

Services

Mains electricity, water and drainage are connected to the property.

Service Charge

There is an Estate Service Charge to cover the upkeep and maintenance of the greater business park. Further details available on request.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a current Rateable Value of £52,000 April 2023 (proposed) £56,000

EPC

B46 EPC available upon request.

Legal Costs

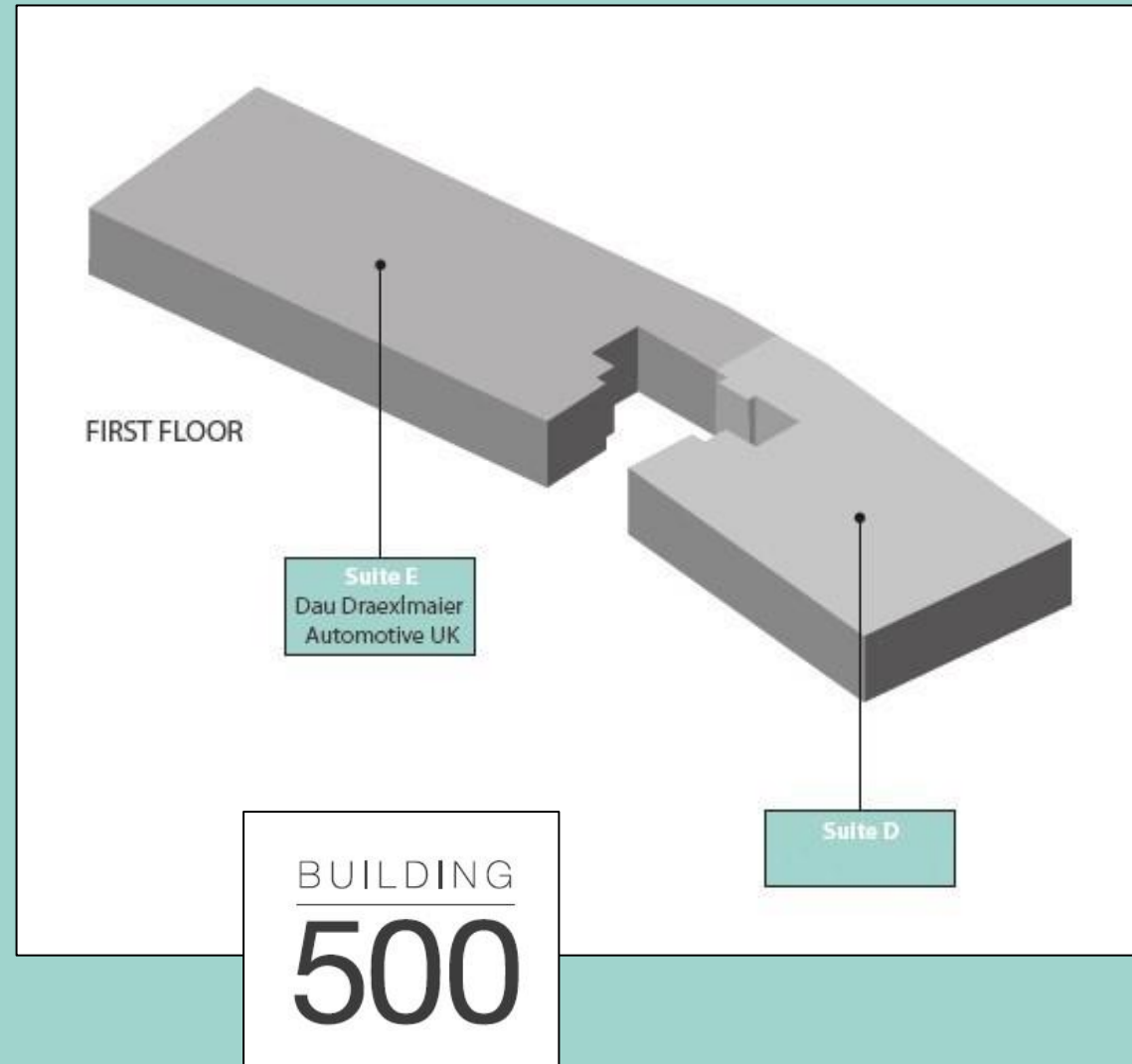
Each party will be responsible for their own legal costs incurred in this transaction.





Further Information

Should you require further information or wish to view please contact the sole agent:



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