



# RYE HILL OFFICE PARK

Birmingham Road, COVENTRY

**Rent available from £10 per sq ft**

Subject to Contract & Terms

LEASEHOLD/FREEHOLD  
SELF-CONTAINED OFFICE BUILDING

**TO LET/FOR SALE**

5,174 sq ft (480.62 sq m)

Plus loft storage 1,681 sq ft (156.71 sq m)



Fronting A45 with  
excellent access to M42  
and Coventry City Centre



Extensive views of open  
countryside



30 on site car spaces



Nearby hotels and  
leisure facilities





# RYE HILL OFFICE PARK



## Location

Rye Hill Office Park is a modern office development comprising four detached properties within landscaped grounds adjacent to the A45 dual carriageway at Allesley, Coventry. The office park was developed in 2002 on the edge of the Greenbelt and there are hotels, golf course and leisure facilities all within walking distance.

Access to the property is via Birmingham Road, which runs parallel with the A45 trunk road. The M42 (Junction 6) lies circa 7 miles to the west, providing access to the M40, M6 and Midlands motorway network. Coventry City Centre lies circa 3 miles to the east, including Coventry mainline railway station, with travel times to London of circa one hour and circa 20 minutes to Birmingham New Street.

Approximately 8 miles to the west are Birmingham Airport and the National Exhibition Centre. Coventry Airport is approximately 7 miles to the east.

## Description

No 4 Rye Hill Office Park has been extensively refurbished to provide mainly open plan office accommodation on two floors together with useful loft storage on the upper level.

## Specification

- Suspended ceilings with recessed LED lighting
- Raised floors
- Inset air conditioning units
- Passenger lift
- Kitchen facilities
- Ladies and Gents WC's



30 car parking spaces



### Car Parking

30 allocated car parking spaces within its own car parking area.

### Tenure

To Let or Freehold For Sale.

### Rent

Contact the agents for further details.

### Guide Price

£975,000.

### Service Charge

A service charge will be levied by the Landlord in respect of recovering the cost of general maintenance of the common external areas, etc. Further details available on request.

### Business Rates

From information taken from the Coventry City Council Non-Domestic Rating List 2023, the property has a Rateable Value of £78,000.

### Energy Rating

EPC available on request.

### VAT

Holt Commercial understand VAT will be payable on the purchase price.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the sale/purchase.



LOFT STORAGE



KITCHEN FACILITY



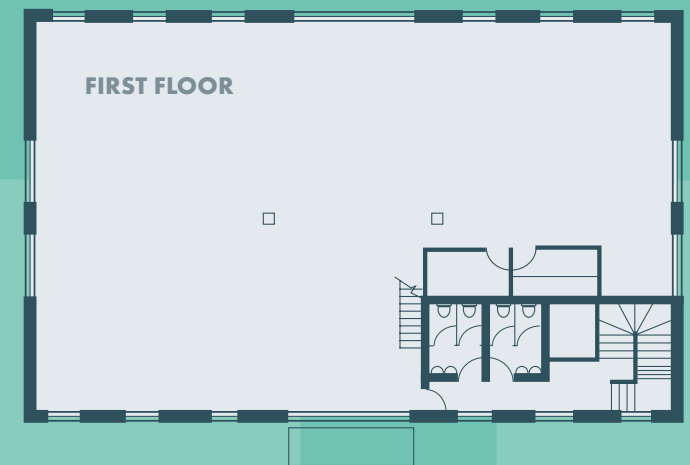
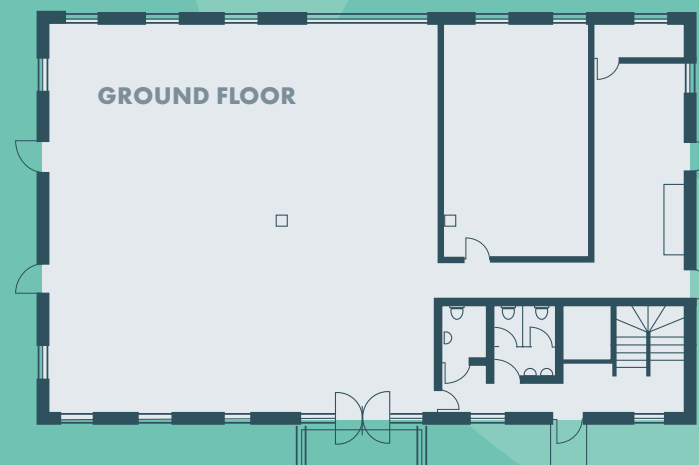
GROUND FLOOR



FIRST FLOOR

### Accommodation

|                             | sq ft        | sq m          |
|-----------------------------|--------------|---------------|
| Ground Floor                | 2,583        | 239.91        |
| First Floor                 | 2,591        | 240.71        |
| Second Floor Storage        | 1,681        | 156.17        |
| <b>TOTAL (net internal)</b> | <b>6,855</b> | <b>639.79</b> |



SAT NAV: **CV5 9AB**



**Viewing**  
Strictly by appointment  
with the sole agent:



**EDWARD JENKINSON**  
ed@holtcommercial.co.uk

**PETER HOLT**  
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