

TO LET

REFURBISHED OFFICES

Shillingwood House, Westwood Way, COVENTRY CV4 8JZ



10,254 SQ FT (952.59 SQ M)

- Recently Refurbished
- On Site Car Parking
- Available on a New Lease
- Established Business Park Location

Location

Shillingwood House is located on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry.

The Park is well located for easy access to the A45 and 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 station with a journey time of around 50 minutes.

Description

The office space is in an attractive building with full brick elevations and a pitched tiled roof. Access is via an entrance lobby area.

The ground floor offices currently provide open plan accommodation and benefit from LED lighting and perimeter trunking. There are a number of male and female WC facilities.

There is an excellent parking ratio.

Accommodation

Total: 10,254 sq ft 952.59 sq m

Services

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

Service Charge

A Service Charge is levied to cover the Landlord's costs in maintaining the common parts, gardens and communal lighting. Further details are available upon request.

Heating is also included in the Service Charge.

Tenure

A new effective Repairing and Insuring Lease will be granted for a term to be agreed.

Rent

Upon application.

Rateable Value

To be assessed.

Energy Rating

D88. EPC available upon request.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the sole agent:

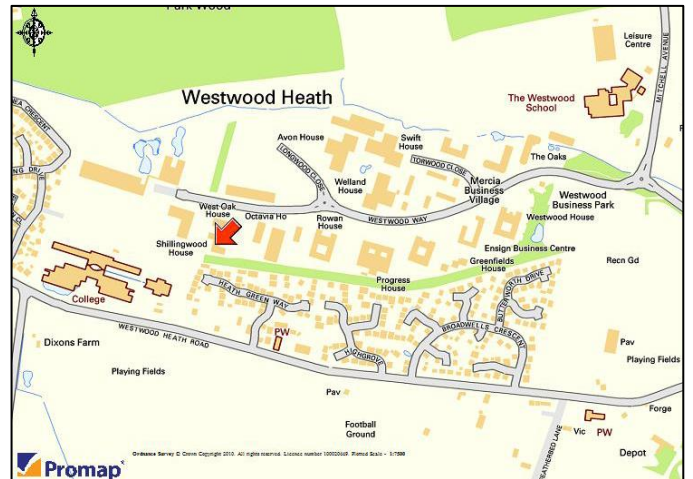
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