

**TO LET**

## **QUALITY OFFICE BUILDING**

Building 1150, Elliott Court, Coventry Business Park, COVENTRY CV5 6UB



**1,398 SQ FT (129.89 SQ M) TO 2,838 SQ FT (263.68 SQ M) NIA**

- Mix of open plan and partitioned offices and meeting rooms
- 16 car parking spaces 1:180 sq ft
- Established Business Park location
- Local amenities include Hotel and Conference facility, dining opportunities and supermarket
- Within a few minutes' walk from Canley Railway Station

## Location

Elliott Court is an established courtyard office scheme located on Coventry Business Park. The business park has excellent on site amenities including a supermarket, hotel and conference centre and various dining opportunities.

Coventry City Centre and Coventry mainline Railway Station are all within easy access. The park is serviced by bus links into Coventry City Centre and the wider area and Canley Railway Station is within a few minutes' walk. The M6, M6 Toll, M40, M42, M45 and M69, as well as Birmingham International Airport, railway station and the NEC are all within a 15 mile radius.

## Description

Elliott Court comprises a complimentary mix of offices, from small suites to self-contained terrace and detached two storey office buildings.

Building 1150 offers quality accommodation arranged on ground and first floors providing a mix of open plan space, partitioned offices and meeting rooms, dedicated comms room and kitchen facility. There is extensive on site car parking allocated, providing 16 spaces at a ratio of 1:180 sq ft.

## Accommodation

	sq m	sq ft
Ground Floor:	129.89	1,398
First Floor:	133.79	1,440
<b>TOTAL NIA:</b>	<b>263.68</b>	<b>2,838</b>

## Services

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

## Tenure

The premises are available on a new equivalent Full Repairing & Insuring Lease for a term of years to be agreed.

## Rent

On application

## Service Charge

A Service Charge is levied to cover the cost of maintenance and upkeep of common areas within the building and also the maintenance and upkeep of the Elliott Court scheme. Further details available on request.

## Rateable Value

Rateable Value (2017): £34,250

### 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.

## EPC

D79. EPC available on request.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## Legal Costs

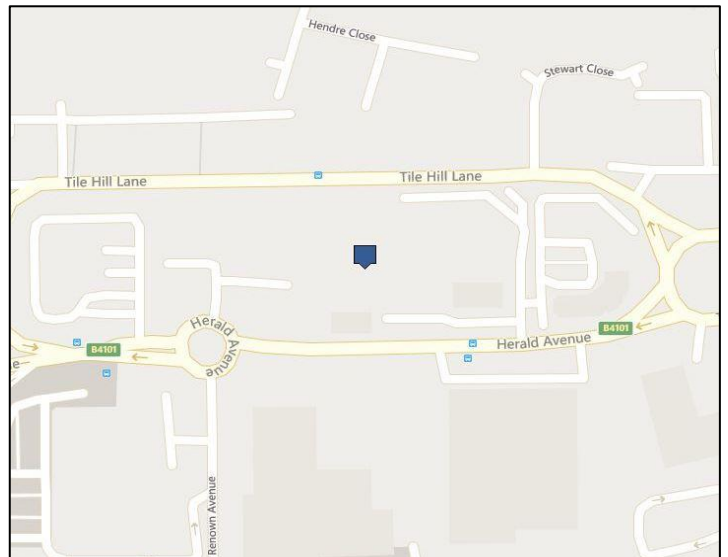
Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

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

**024 7655 5180**  
[nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD