

TO LET

QUALITY GROUND FLOOR OFFICES

Units 9 & 10 Rowan House, Westwood Business Park, COVENTRY CV4 8LE



5,806 SQ FT (539.37 SQ M)

- Established Business Park Location
- Excellent Road Communications – Close to A45 & A46
- Set within Landscaped Grounds
- Close to University of Warwick

Location

Rowan 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. In addition, the nearby Birmingham Airport provides international passenger flights.

Description

The ground floor premises form part of an attractive courtyard style office development with full brick elevations and a pitched tiled roof.

Units 9 & 10 are located to the rear of the property. The space provides open plan offices and benefits from LED lighting with PIR sensors. Each unit has access via a reception area. There are kitchen and WC facilities provided.

Accommodation

Total: **5,806 sq ft** **539.37 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.

Tenure

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

Rent

Upon application.

Rateable Value

The current Rateable Value for all of the units is £52,500.

Energy Rating

Suite 9: E103; Suite 10: D87. EPCs 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:

HOLT COMMERCIAL
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