



TO LET FIRST FLOOR OFFICES
4,540 SQ FT (421.93 SQ M)

Oak House
Binley Business Park | Coventry | CV3 2UB

Davison Blackett
L I M I T E D

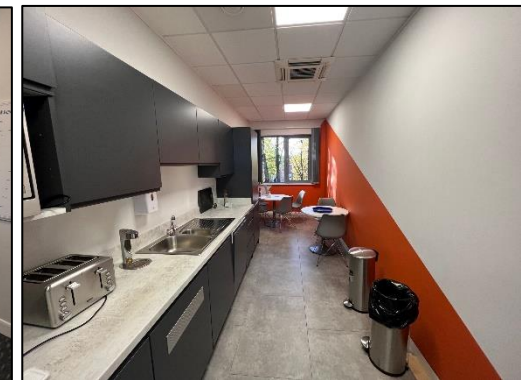
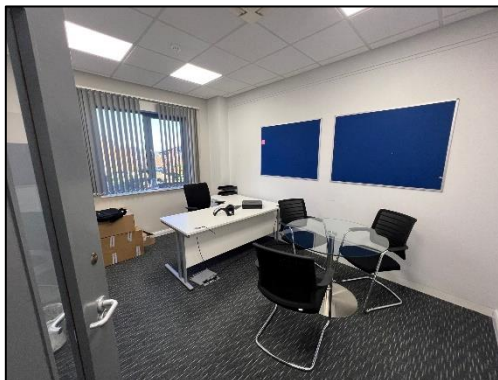
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FEATURES

Location

Oak House is located on Binley Business Park, Coventry, circa 3 miles east of the City Centre and immediately adjacent to the Coventry Eastern Bypass (A46). The A46 provides dual carriageway connections to the M69 and M6 (2 miles) for routes to the Midlands motorway network and the North and to the A45 at Tollbar Island (1 mile) for routes to Birmingham, Birmingham International Airport and the South (M45). Occupiers on the Park include Coventry Building Society, NFU Mutual, Orbit Housing Association, Extracare Charitable Trust, Jewson and McCarthy & Stone.

The office park is ideally positioned for current infrastructure improvements and growth in commercial activity on the East side of the City. Ansty Technology Park (MTC, Sainsbury's & London Taxi Co), Middlemarch (Parcelforce, Unipart & Faurecia), Gateway and Whitley (HQ Jaguar LandRover and UK Battery Industrialisation Centre). All within 2 miles.



- Established Business Park location
- Close to A46 Eastern Bypass
- EV charging
- LED lighting
- Comfort cooling
- EPC A
- 26 car parking spaces
- Shower facility
- Close to amenities

Description

Oak House is a two storey office constructed in 1999 around a steel frame, with brick cavity walls and solid floors beneath a pitched concrete roof.

The accommodation is mainly open plan space with executive offices, meeting rooms and staff break-out. The offices benefit from comfort cooling and LED lighting. There is also a shower facility.

Externally there is good parking provision of 26 spaces with EV charging available.

Accommodation

First Floor NIA: **4,540 sq ft** **(421.93 sq m)**

Tenure

The premises are available by way of a subletting.

Alternatively, a new, longer lease can be agreed, subject to Landlord's approval.

Service Charge

The tenant is responsible for its own costs and outgoings in respect of the premises and responsible to pay a service charge associated with the operation and maintenance of the building and its curtilage and an insurance rent. Details are available upon request.

Rent

Upon application.

Business Rates 1 April 2023

To be assessed. Interested parties should also make their own enquiries with the Local Authority.

Permitted User

Office accommodation.

Energy Rating

A24. EPC available upon request.

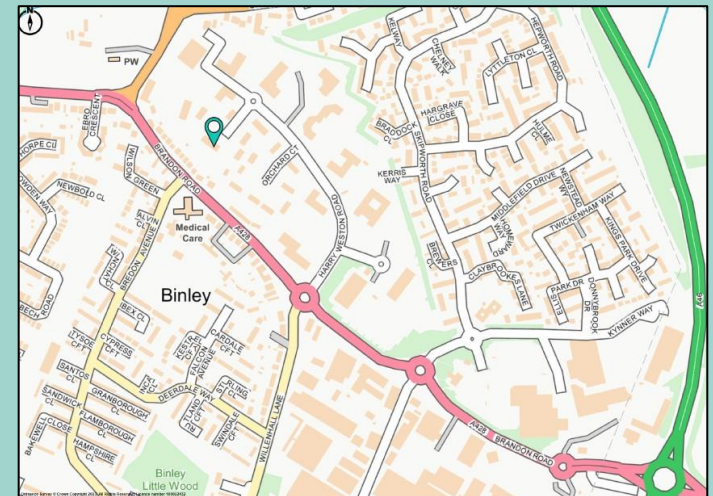
VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

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





Further Information

Should you require further information or wish to arrange to view please contact the joint agents:

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