

**TO LET**

## **QUALITY OFFICE BUILDING**

Building 1130, Elliott Court, Coventry Business Park, COVENTRY CV5 6UB



**1,823 SQ FT (169.40 SQ M) TO 3,646 SQ FT (338.80 SQ M) NIA**

- Mix of open plan and partitioned offices and meeting rooms
- 22 car parking spaces
- 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

Building 1130 offers self-contained high quality office space 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 22 car parking spaces in total (a ratio of circa 1:170 sq ft).

## Accommodation

	sq m	sq ft
Ground Floor	169.40	1,823
First Floor	169.40	1,823
<b>TOTAL NIA:</b>	<b>338.80</b>	<b>3,646</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 (2023): £34,250

## EPC

C60. EPC available on request.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## Legal Costs

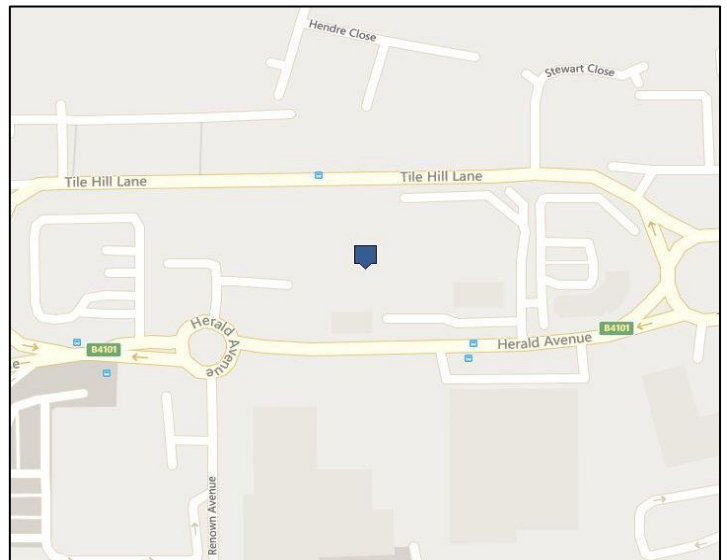
Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL  
ROSS BENDALL**

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



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