

TO LET

QUALITY OFFICE BUILDING

Ground Floor, Building 1140, Elliott Court, Coventry Business Park, COVENTRY CV5 6UB



1,366 SQ FT (126.93 SQ M)

- Ground floor self-contained office suite
- 8 car parking spaces
- Established Business Park location
- Local amenities include Hotel and Conference facility, dining opportunities and supermarket
- Within a few minutes' walk of 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

The subject accommodation comprises the ground floor of Building 1140 and offers high quality office space in a mix of open-plan space, partitioned offices and meeting room, dedicated comms room and kitchen facility. There is extensive on-site car parking allocated, providing a total of 8 car parking spaces.

Accommodation

	sq m	sq ft
Ground Floor	126.93	1,366
TOTAL NIA:	126.93	1,366

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

£24,000 per annum exclusive.

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 (as from 1st April 2023): £17,500

EPC

C60. EPC available on request.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

Legal Costs

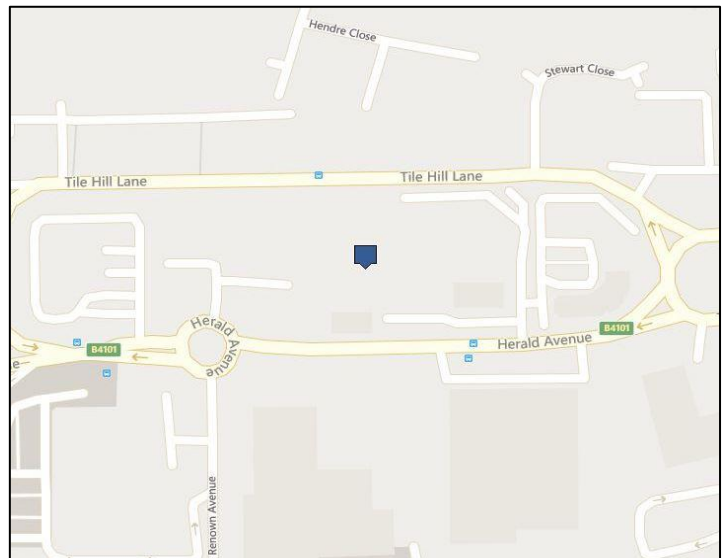
Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
ROSS BENDALL

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