

TO LET

QUALITY REFURBISHED FIRST FLOOR OFFICE PREMISES

First Floor, Unit 3, Rye Hill Office Park, Birmingham Road, COVENTRY CV5 9AB



3,897 sq ft (362.05 sq m) plus Loft Storage 2,519 sq ft (233.98 sq m)

- Modern Offices on edge of Greenbelt
- Situated fronting A45
- Extensive onsite Car Parking
- Recently refurbished

Location

Rye Hill Office Park is a modern office development adjacent to the A45 dual carriageway at Allesley, Coventry. The office park was developed in 2002 on the edge of the greenbelt and there is an hotel, golf course and leisure facilities all within walking distance.

Access to the property is via Birmingham Road, which runs parallel with the A45 trunk road. The M42 Junction 6 lies approximately seven miles to the west, providing access to the M40, M6 and Midlands motorway network. Coventry City Centre lies approximately three miles to the east, including Coventry mainline railway station, with travel times to London of approximately one hour and approximately 20 minutes to Birmingham New Street.

Birmingham International Airport and the National Exhibition Centre are approximately eight miles to the west and Coventry Airport approximately seven miles to the east.

Description

Rye Hill Office Park is set in landscaped grounds of 4.6 acres. It comprises four detached high specification two storey office buildings constructed in cavity brickwork beneath concrete tiled roofs.

Unit 3 Rye Hill provides a mixture of offices/meeting rooms and open plan office space. The specification includes suspended ceilings and recessed Category 2 lighting, 100mm void raised floors, comfort cooling, passenger lift between floors, kitchen facilities and wc's including disabled.

There are approximately 21 parking spaces demised to the offices, with further overflow parking available by separate agreement.

Accommodation

	sq m	sq ft
First Floor	362.05	3,890
Loft Storage	233.98	2,519

Service Charge

A service charge will be levied by the Landlord in respect of recovering the cost of landscaping and general maintenance of the common external areas, etc. Further details available upon request.

Lease

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£42,678 for 1 year.

VAT

VAT is applicable.

Rates

From information taken from the Coventry City Council Non Domestic Rating List the property has a Rateable Value of £57,000 (1 April 2023).

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.

Legal Costs

The Landlord's reasonable legal costs to be covered by the ingoing Tenant.

EPC

C51. Copy available on request.

Viewing

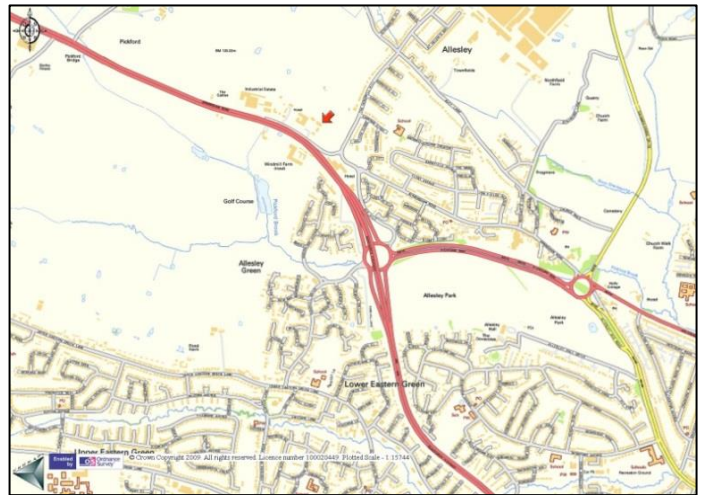
Strictly by appointment with the joint agents:

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