

024 7655 5180



TO LET

REFURBISHED MODERN OFFICE SUITE

6 Ensign Business Centre, COVENTRY CV4 8JA



612 sq ft (56.9 sq m)

- Attractive unit in a modern courtyard style business centre
- Sought after Business Park
- Excellent road communications
- Comfort cooled

Location

Ensign Business Centre is situated on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry. A number of major companies are represented on the Park, including Barclays Bank plc, Powergen and TUI (UK) Limited.

The Park is well located for easy access to the A45 and the 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 railway station.

Description

The premises form part of a courtyard style office development constructed in 1988. Units 5, 6, 19 and 20 comprise a self contained office building split into four suites on two floors with shared WC facilities. Each of the suites are essentially open plan and have their own front entrance door.

Internally, the accommodation has been refurbished to a high standard, featuring double glazed windows, comfort cooling, carpets, and suspended ceilings with LED lighting. Car parking spaces are available with the premises.

Accommodation

Total Internal Area **612 sq ft** **(56.9 sq m)**

Tenure

The suite is available on an equivalent new full repairing and insuring lease to run for a flexible term. Depending on the length of lease granted there will be a provision for upward only rent reviews.

Rent

Guide rent of £6,950 per annum exclusive, payable quarterly in advance, on flexible lease terms.

Rateable Value

Unit 6 £6,700

Important note for SME's

If this is your SME's first or only property that is leased or occupied, we understand the rates payable for the unit will be as follows:

Unit 6 RV £6,700 Rates payable pa £368.16

Services

Mains electricity, water and drainage are connected to the premises. A service charge is levied to cover the costs incurred in relation to maintaining the common parts, gardens and communal lighting of Ensign Business Centre. The annual charge from August 2016 is approximately £800 per unit.

VAT

Rent/Price quoted exclusive of VAT. Currently no VAT will be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs in preparing the lease documentaion.

Viewing

Strictly by prior appointment with the sole agents:

D&P HOLT LIMITED

HOLT COURT

16 WARWICK ROW

COVENTRY CV1 1EJ

TEL: 024 7655 5180

FAX: 024 7622 3434

CONTACT: PETER HOLT

EMAIL: peter@holtcommercial.co.uk

DECLARATION: Please note that one of the Directors of D&P Holt Limited, Peter Holt, has an interest in the property.



Energy Rating

Unit 6 – E105. EPC available upon request.

Important notice:

D&P Holt 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 D & P Holt Limited has any authority to make or give any representation or warranty whatever in relation to this property.