

## TO LET

## QUALITY OFFICE ACCOMODATION WITH PARKING

**IV7 Innovation Village**

**Coventry University Technology Park, Puma Way, COVENTRY CV1 2TL**



**195.00 SQ M (2,098 SQ FT) NIA**

- High quality ground floor office accommodation
- Onsite secure parking
- Within a modern and well managed Office Park on the edge of the City Centre
- Within 10 minutes' walk of Coventry Train Station



## Location

Coventry University Technology Park is a highly successful development aimed at innovative businesses who wish to locate in a vibrant Midlands City. It provides a supportive and prestigious location for forward-thinking, knowledge-based and hi-tech companies.

The landscaped site provides all the benefits of a Business Park with additional features such as site security, meeting room facilities, Bistro and state-of-the-art Conference Centre.

Whilst being just a short walk from the railway station and Coventry's main retail centre, the Technology Park is located to the south of the inner ring road (A4053) and can be accessed from Junction 5 of the ring road or via the northbound carriageway of the London Road (A4114). There is a regular mainline train service to London Euston (57 mins) and Birmingham (25 mins).

The property is located to the south of Puma Way and accessed via Cheetah Road.

## Description

Coventry University Technology Park offers various offices across a number of properties to meet the long-term growth profile of its clients.

The park offers a comprehensive range of services and facilities to compliment the accommodation offering with business support activities available to assist in company growth, such as funding options, advice on exporting and access to employment pool to name but a few, making the Technology Park especially suitable for small and start-up businesses. Enabling businesses to operate globally, the Technology Park is a 24 hour access site with CCTV and an out-of-hours security service. There is an onsite conference centre.

The property itself provides modern largely open plan accommodation to include suspended ceiling, floor boxes, air conditioning and modern kitchenette. There is lift access and a DDA WC. The floor benefits from 10 secure parking spaces.

Accommodation	sq m	sq ft
Ground Floor	195.00	2,098
<b>Total (NIA):</b>	<b>195.00</b>	<b>2,098</b>

## Tenure/Lease Terms

The premises are available to let on an Internal Repairing and Insuring Lease for a term of years to be agreed.

## Quoting Rent

**£18.00 per sq ft**

## Service Charge

The tenant will be responsible for payment of a Service Charge to contribute to the upkeep of the communal and external areas of the property together with the park as a whole and the serviced provisions provided.

For the current year the Service Charge is approx £8.74 per sq ft plus VAT per annum.

## Rates

We understand the rates payable per floor for the current year are approx £15,500.

## VAT

It is stipulated that the rent is stated exclusive of VAT which we understand will be payable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease.

## EPC

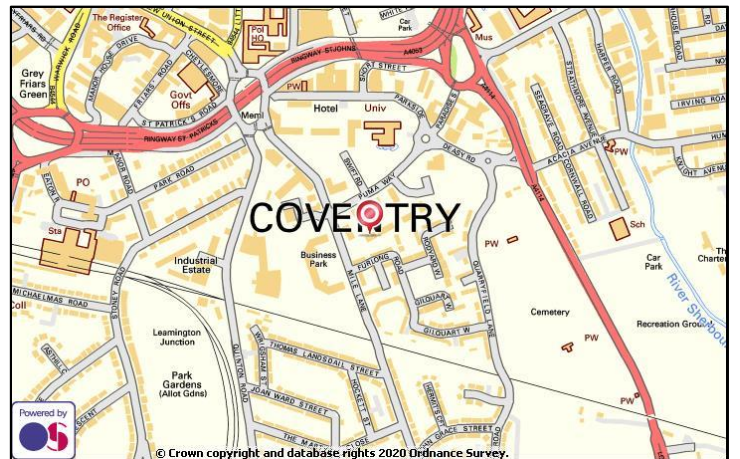
E110. EPC available on request.

## Viewing

Strictly by appointment with the sole agent.

**NICK HOLT**  
**ROSS BENDALL**

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