

## INVESTMENT SALE

Part Tenanted Office Building

**Shillingwood House, Westwood Way, COVENTRY CV4 8JZ**



**14,024 sq ft (1302.83 sq m)**

- Asset Management Potential
- Ground floor vacant
- Established Business Park location

## Location

Shillingwood House is located 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, E-on and Tui (UK) Limited, along with other high profile companies. The University of Warwick Science Park, Warwick University and Network Rail Training Centre are also located at Westwood.

The park is well located for easy access to the A45 and 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 station with a journey time of around 50 minutes.

## Description

Shillingwood House is an attractive office building with full brick elevations and pitched tiled roof. The property is currently multi-tenanted; 2 tenants on the first floor; vacant suites on the ground floor.

The offices provide Category 2 lighting, perimeter trunking and the property benefits from gas fired central heating.

The vacant space on the ground floor currently extend to 6,675 sq ft, but can be split into 3 suites (each with WC facilities) the smallest suite being circa 1,237 sq ft.

There is on-site parking with approximately 20 spaces currently available for the ground floor offices.

## Tenure

The property is held on a long leasehold interest from Coventry City Council for a term of 125 years commencing 2 June 1989 and expiring 1 June 2114 at a peppercorn rent.

The passing rent is £70,584.

## Consideration

Offers in excess of £1.5 million.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Tenancy Schedule

Floor/Tenant	sq ft	Rent £ pa	Commencement	Expiry	Comments
Ground Vacant	6,675	-			
Part First Online Business School	1,484	17,800	04 08 16	03 08 21	Tenant break option 04 08 19
Part First Geothermal International	5,865	52,785	20 06 14	19 06 19	

### Important Notice:

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- (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;
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- (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.

## Energy Rating

D88.

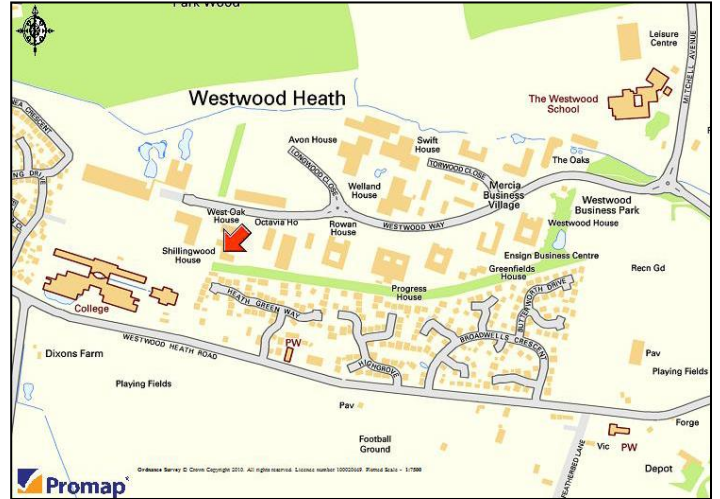
## Viewing

Strictly by appointment with the agents.

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