

INVESTMENT SALE

Part Tenanted Office Building

Shillingwood House, Westwood Way, COVENTRY CV4 8JZ



14,024 SQ FT (1302.83 SQ M)

- Asset Management Potential
- Part Ground Floor Vacant
- Established Business Park Location
- Passing Rent £138,237.50

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; 1 tenant on the ground floor and vacant space on the ground floor.

The vacant space on the ground floor currently extends to 2,905 sq ft, but can be split into 2 suites (each with WC facilities); Suite 1: 1,237 sq ft, Suite 2: 1,668 sq ft.

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

There is excellent on-site parking provided.

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 £138,237.50.

Consideration

Offers in excess of £1.4 million.

Legal Costs

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

Energy Rating

D88.

Tenancy Schedule

Floor/Tenant	sq ft	Rent £ pa	Commencement	Expiry	Comments
Part Ground Vacant	2,905	-			
Part Ground Mountain Warehouse	3,770	47,125.00	28 09 18	27 09 23	Tenant break option 27 09 21. Further 3 months rent free if break not exercised.
Part First Online Business School	1,484	17,800.00	04 08 16	03 08 21	Break not exercised.
Part First ESB	5,865	73,312.50	20 06 19	19 06 24	Tenant break option 30 10 21.

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Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

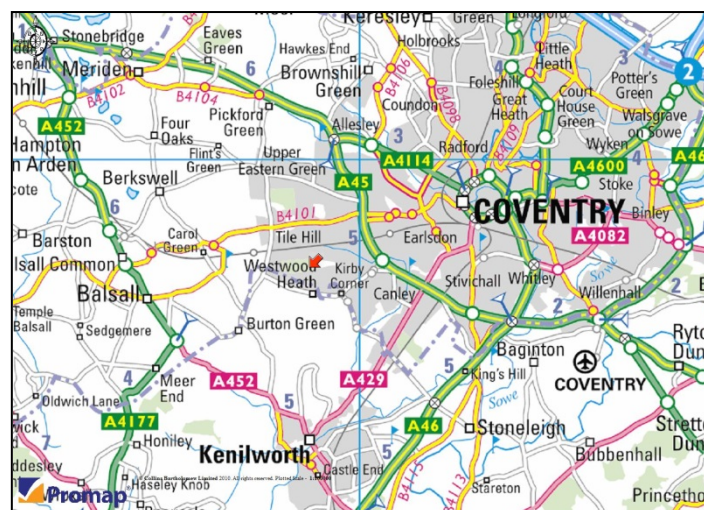
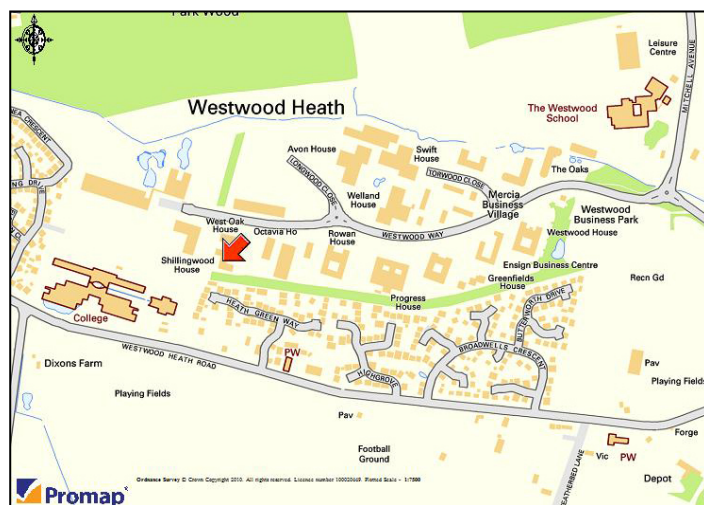
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- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Viewing

Strictly by appointment with the agents.

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