



# TO LET

**Park House  
Station Square  
Coventry  
CV1 2FL**

Coventry located office suites  
available either separately  
or together

**2,218 - 5,245 sq.ft.**

**HOLT.**  
COMMERCIAL



## DESCRIPTION

Park House consists of two, four storey office buildings with a bridge link connecting the two.

The suites available are both situated on the first floor and can be let separately or as one.

The offices are accessed either side of a communal stairwell and foyer. The building is manned in working hours and can be accessed by stairs or by lift.

WC's are situated off the communal areas to both offices and both office suites benefit from parking in the private surfaced car park to the rear of the property.



## ACCOMMODATION

**First Floor East**  
2,218 sq.ft. (206.08 sq.m.)

**First Floor West**  
3,027 sq.ft. (281.24 sq.m.)

**Total**  
5,245 sq.ft. (487.28 sq.m.)

## SPECIFICATION INCLUDES:

- Perimeter trunking
- Neutrally decorated walls
- Radiator heating system
- Generous window glazing and good natural light
- Fitted kitchenettes
- Suspended ceiling with inset LED lighting
- Mixed open plan & partitioned accommodation



## TENURE

Leasehold – a new effective Full Repairing and Insuring lease for a term of years to be agreed.

Both suites are available together or separately.

The existing Tenant is due to vacate in June 2021 but may with reasonable prior notice be able to vacate sooner.

## RENT

£12 per sq. ft. per annum (exclusive)

Rents are to be paid quarterly in advance.

## RATES

The Rateable Values are:  
East £15,750 and West: £20,000

## SERVICE CHARGE

There is a service charge levied to cover general maintenance, electricity to common areas, cleaning to common areas, refuse collection etc. Further details are available on request.

## EPC

D-82

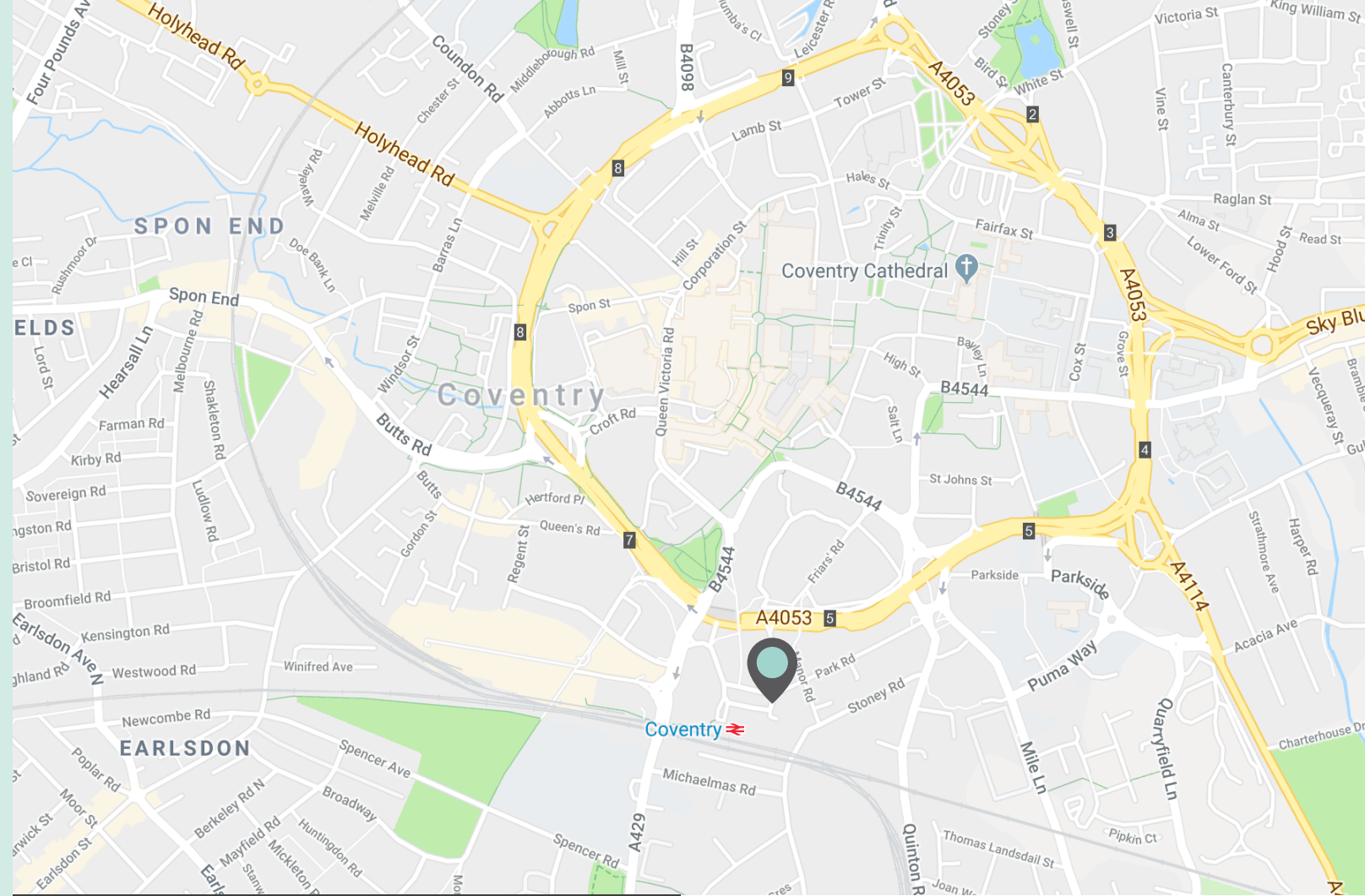




## LOCATION

Park House is located to the south of Coventry City centre, situated next to Coventry railway station. The building adjoins the eagerly awaited Friargate redevelopment which comprises 3,200,000 sq. ft. of new buildings including 14 grade A office buildings, two hotels and new residential accommodation.

Coventry itself is situated in the centre of England and is within close proximity of Birmingham, Birmingham Airport and NEC, Royal Leamington Spa and Stratford Upon Avon.



## COVENTRY

The city is home to two award winning universities – Warwick and Coventry, providing an ever increasing pool of skilled labour.

Furthermore, the city has been covered with the UK City of Culture Award in 2021.

## TRANSPORT LINKS

With London Euston just an hour away by direct train, easy access to the national motorway links and Birmingham Airport being situated c. 15 minutes away, all points of the UK and international destinations can be easily reached.

## FLOORPLANS



\* Floorplans are not to scale. For illustrative purposes only.

### Misrepresentation Clause

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Holt Commercial nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements.

## VIEWING

Strictly by appointment  
with the sole agent:

Holt Commercial  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

## CONTACT

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## LEGAL FEES

Each party to be responsible for  
their own legal fees incurred in  
the transaction.

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