



ENVISAGE  
GROUP

# ENVISAGE

■ Digital Design Centre

Progress Close, Binley Industrial Estate, Coventry CV3 2TF

*Office Suites Available on Flexible Terms*



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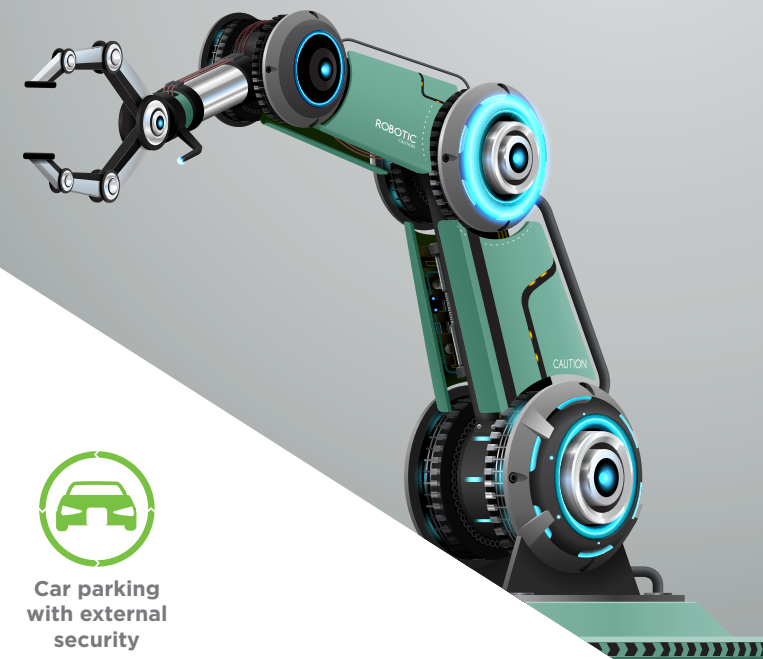


## DESCRIPTION:

The Envisage Design Centre vision is to provide offices and design studio spaces to businesses that require access to a centre of excellence.

- 5 State of the art studios. 3 Featuring CMM plates and arms.
- 5 Office suites, with meeting rooms and executive offices.

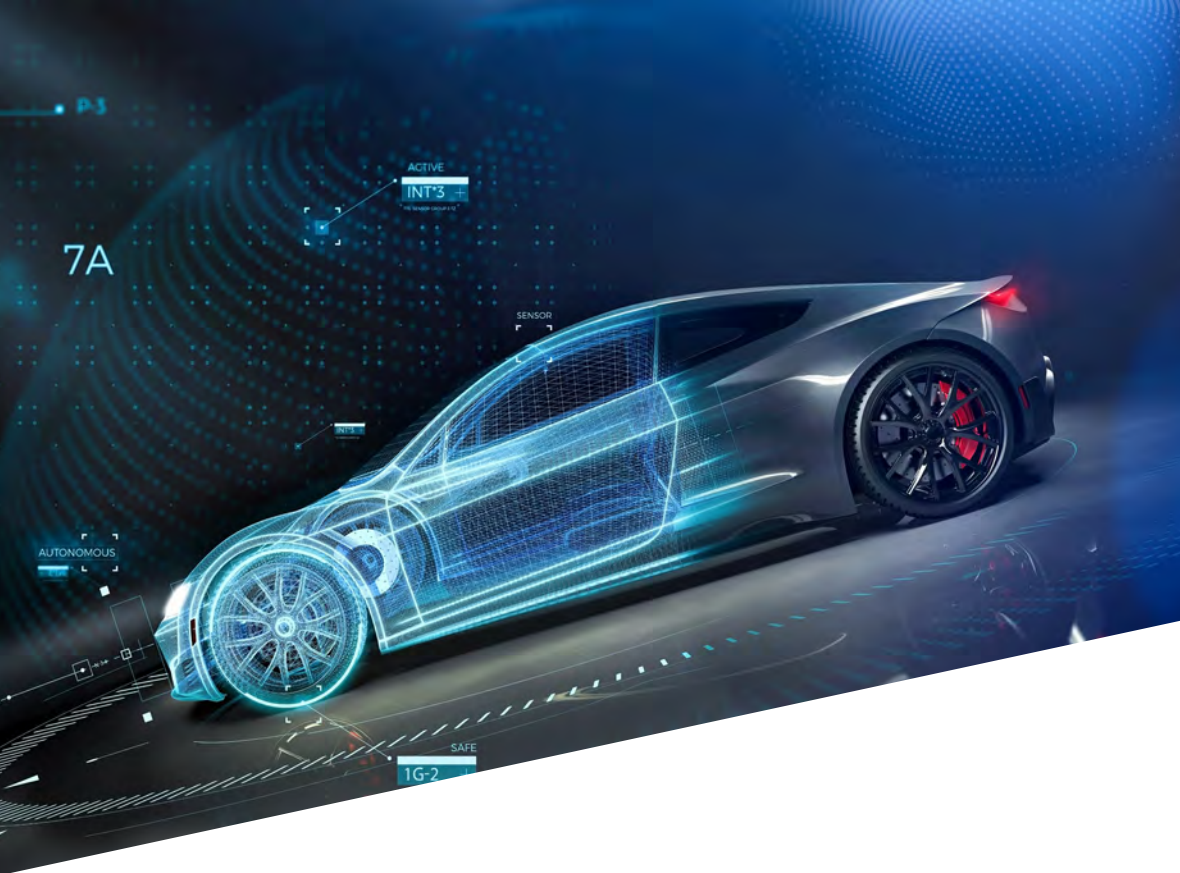
Facilities include parking (6 EV charging points) and easy access to transport links. Wifi (Internet speed 500 Mb on 1 Gb bearer) with individually secure communication links and controlled access to all internal doors help to ensure client confidentiality.



Wifi with secure  
communication  
links



Car parking  
with external  
security



## FLEXIBLE TERMS:

Office suites are available for immediate occupation on grant of a lease of between 12 and 36 months duration.

Rental rates are inclusive of business rates, electric, heating & cooling, security, parking and site management. EV charging paid separately.

Lease and rental terms are available on application to Drake Howard Property Limited.

## LOCATION:

Envisage Digital Design Centre is situated approximately 2 miles to the east of Coventry City Centre near to Binley Business Park and adjacent to the A46 Coventry Eastern by-pass. The by-pass provides dual carriageway connections to the A45, M69 and M6 (2 miles) for routes to the Midlands motorway network and Birmingham Airport.

The Centre is positioned close to current infrastructure improvements and growth in commercial activity on the east-side of the city. Ansty Technology Park (MTC, LEVC, Rolls Royce, FANUC UK and Sainsbury). Middlemarch (Unipart, Parclerforce and Faurecia) and Warwickshire Gateway & Whitley (Jaguar Land Rover and UK Battery Industrialisation Centre) are all just over 1 mile distance.



**M6 2 miles**  
**M69 4.2 miles**



**Coventry Railway Station 6.6 miles**



**BHX 19.7 miles**



**ENVISAGE GROUP LTD  
HEAD OFFICE**  
**SAT NAV: CV3 2TF**



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Design studios

**Studio 1:** 290 SQ M (3,120 SQ FT)

**Studio 2:** 350 SQ M (3,765 SQ FT)

**Studio 3:** 280 SQ M (3,010 SQ FT)

**Studio 4:** 285 SQ M (3,065 SQ FT)

**Studio 5:** 355 SQ M (3,820 SQ FT)

All studios are currently occupied.









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Office suites

Suite 1: 105 SQ M (1,135 SQ FT)

Suite 2: 208 SQ M (2,235 SQ FT)

Suite 3: 91 SQ M (980 SQ FT)

Suite 4a/4b: 138 SQ M (1,480 SQ FT)

Suite 4c: 103 SQ M (1,110 SQ FT)







## VIEWING:

Strictly by appointment with the sole agent.

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