

02476 450045

**LEOFRIC COURT,
PROGRESS WAY, BINLEY, COVENTRY, CV3 2NT.**

TO LET



**HIGH QUALITY
OFFICE PREMISES**

2,135 SQ FT (198.31 SQ M)

- Excellent Location Adjacent to A46
- Self-Contained Office
- Generous Car Parking

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LOCATION

Leofric Court is situated on Progress Way, Binley Industrial Estate, approximately 3 miles to the east of Coventry city centre and adjacent to the Coventry Eastern By-Pass (A46). The A46 by-pass provides dual carriageway connections to the M69 & M6 motorways (2 miles) for routes to the Midlands motorway network and the North and to the A45 at Tollbar Island (1 mile) for Birmingham, Birmingham Airport and the South.

Leofric Court is ideally positioned to take advantage of current infrastructure improvements and growth in commerce, on the east side of the City. Ansty Park (MTC, Sainsbury's & London Taxi Co.), Middlemarch (Airport & Gateway Scheme) and Whitley (Jaguar Land Rover). Other office occupiers at the building and nearby on Progress Way include Microsoft, Cityfibre, Bennett's Motorcycling Services Limited, Comex 2000 and EVRI.

DESCRIPTION

1 Leofric Court. Nicely fitted quality office with ancillary accommodation, over ground and first floor.

- Open plan
- Feature glazed wall meeting room and staff break-out
- Suspended ceilings with LED light panels
- Perimeter 3 compartment trunking
- Gas fired combi-boiler space and water heating
- Ladies/disabled and gents toilet facilities

ACCOMMODATION

Ground floor office	960 sq. ft.	(89.29 sq. m.)
First floor office	1,175 sq. ft.	(109.02 sq. m.)
Total Net Internal Area	2,135 sq. ft.	(198.31 sq. m.)

8 spaces will be allocated in the secure, barrier controlled, car park.

LEASE TERMS

The premises are available by way of a new full repairing & insuring lease for a period to be agreed.

The lease will include a service charge for upkeep of the common parts of the building and external areas of Leofric Court.

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RENT

£26,000 per annum exclusive of VAT to be levied on rent and other lease outgoings.

BUSINESS RATES

Rateable Value (office) Rateable Value £21,250

(car park spaces) £ 1,750

Business Rates Payable 2024/2025 £11,477

All parties should rely on their own enquiries.

LEGAL COSTS

The parties are to be responsible for their own legal costs associated with the grant of lease, including stamp duty and VAT payable thereon.



VIEWING

Strictly by appointment with the agent:

DRAKE HOWARD PROPERTY LTD
4 Leofric Court
Progress Way
Binley
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CV3 2NT

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