

1 Argosy Court

WHITLEY BUSINESS PARK, COVENTRY, CV3 4GA



FOR SALE/ TO LET
DETACHED HEAD QUARTER OFFICE OPPORTUNITY
28,336 sq ft (2,632 sq m)



Location

Coventry is at the centre of the Midlands conurbation with a growing reputation as the home of the UK automotive industry alongside world leading research and development.

The subject property is situated 3 miles South East of Coventry City Centre, close to the A45 trunk road.

The City has good access to Junctions 2 and 3 of the M6 Motorway, approximately 4 miles to the north, which in turn provide access to the M1, M69, M42 and M40 Motorways which are all within easy driving distance.



NEARBY OCCUPIERS / AMENITIES

- | | |
|--|-------------------------------------|
| 1 David Lloyd Gym | 3 Coventry Golf Club |
| 2 New UK Battery Industrialisation Centre | 4 Stonebridge Trading Estate |

ROAD



M6 (Junction 2)	7 miles
M40 (Junction 15)	11 miles
M42 (Junction 6)	12 miles
Coventry Airport	1 mile
Coventry Train Station	2 miles
Birmingham International Airport	11 miles
East Midlands Airport	41 miles
London	100 miles

AIR



Dublin	55 mins
Glasgow	1hr 10 mins
Paris	1hr 25 mins
Brussels	1hr 10 mins
Frankfurt	1hr 40 mins
New York	7hr 55 mins
Dubai	8hr 05 mins

Direct from Birmingham International

RAIL



Birmingham New Street	23 mins
Northampton	35 mins
London Euston	55 mins
Manchester	1hr 55 mins
Liverpool	2hr 35 mins
Leeds	2hr 50 mins
Glasgow	3hr 55 mins

From Coventry Station

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WHITLEY BUSINESS PARK

Specification



Ready for immediate occupation



Prestigious two storey Headquarter building



Air conditioned



Lift access to first floor



Set in mature landscaped environment



108 car parking spaces



Raised floors



EPC rating C (51)

Description

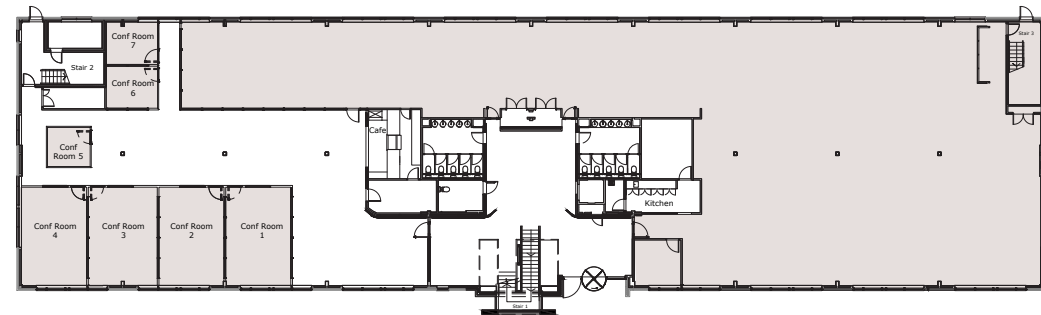
The property comprises a two-storey purpose built office building constructed approximately 10 years ago.

The property has a feature entrance at ground floor which provides lift and staircase access to the first floor. Each floor then comprises two wings, accessed from a central internal reception area housing male and female WC facilities.

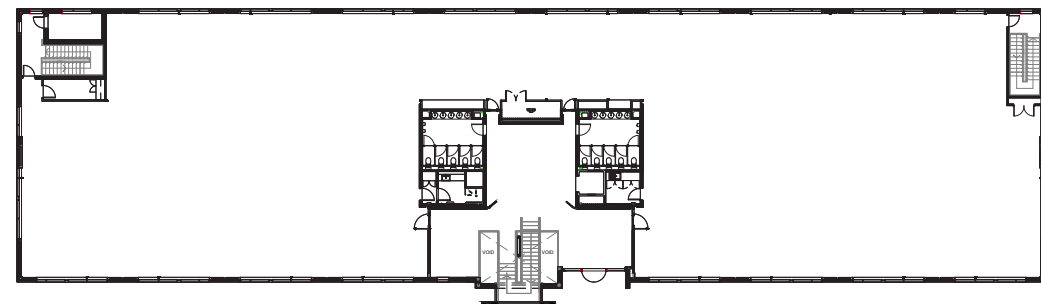
Externally the property is situated on a self-contained site providing some 108 car parking spaces (including disabled allocations).



GROUND FLOOR



FIRST FLOOR



Indicative plan

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Accommodation

	SQM	SQFT
GROUND FLOOR	1,312	14,128
FIRST FLOOR	1,320	14,208
TOTAL	2,632	28,336

Tenure

The offices are available to purchase or available to lease for a term of years to be agreed.

Price

Price on application.

Rent

Rent on application.

Business Rates

To be separately assessed. Please contact the agents for further information.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT.

Viewing:

Strictly via agents:

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