



Millburn Hill Road, Coventry, CV4 7HS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£550,000

- Location on Warwick University Science Park
- Access to A45, A46 & M42
- New lease at £68,000pa
- Excellent parking provision
- Available for occupation Early 2023
- 372m2 (4,007sq ft) IPMS3

Heron House is a modern, two storey detached office. Brick built and clad with a pitched, tile roof. The interior offers a mixture of modern open plan office space together with a number of executive offices and meeting rooms. Staff kitchen, WCs and a shower room are provided along a central corridor.

The offices have LED lighting in a suspended ceiling grid. Perimeter mounted data and power trunking. Carpeted floors & air conditioning. There is parking for approximately 15 vehicles to the front and side of the building together with additional surrounding landscaping and mature trees.

Location

Situated on the University of Warwick Science Park. In addition to the University other occupiers include Bosch, LG Rochford Medical and the National Automotive Innovation Centre. The Science Park is next to Cannon Park Shopping Centre which is anchored by a Tesco supermarket but also providing a varied retail offering.

The property is on Milburn Hill Road next to its junction with Sir William Lyons Road.

Tenure

Available from early 2023 on a new lease of terms to be negotiated at a rent of £68,000pa. Alternatively, the long leasehold interest is available based on offers of £550,000

Accommodation

Ground floor 305.58m2 (3,289sq ft)
First floor 66.72 m2 (718sq ft)

Total 372m2 (4,007sq ft) IPMS 3 - Office

Business Rates

Office and premises: £53,000 Rateable Value

Legal Costs

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

EPC

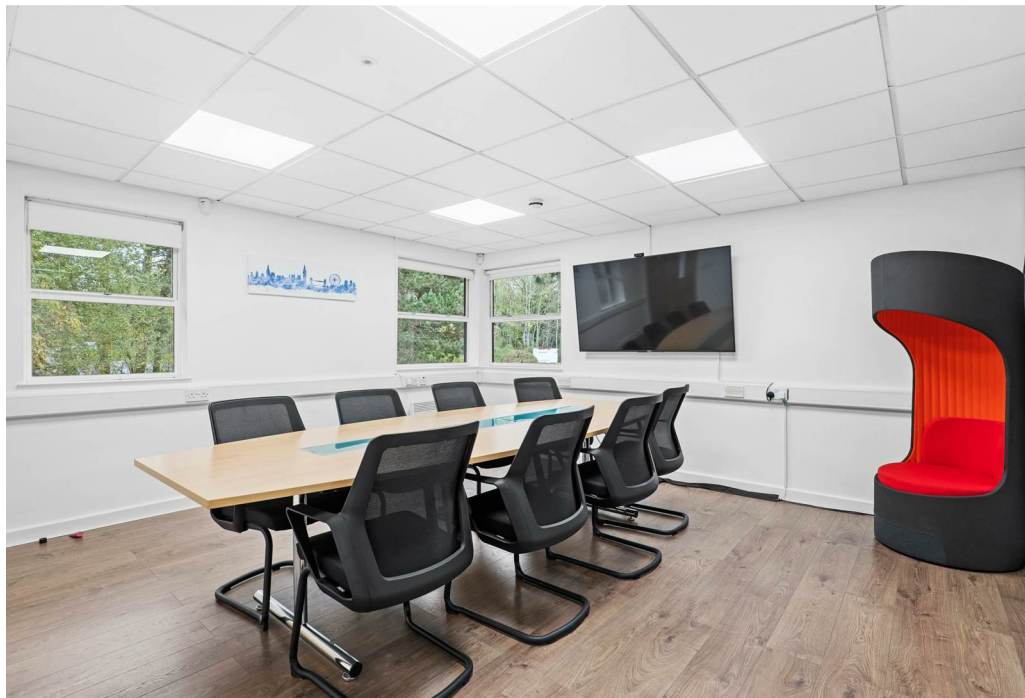
Band C

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice

Viewing

To discuss the property or to arrange a viewing please contact the commercial team: 02476 224001



Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

For further information please email commercial@sheldonbosleyknight.co.uk