

OPENING DOORS SINCE 1843



PLANNING PERMISSION FOR CHANGE OF USE TO A GYM



Use
Gym or Office



Rent
Half Rent In Year 1



Area
274.99 sq m (2,960 sq ft)



Air Conditioning
Air Conditioned Self
Contained Suite



Office
Open Plan and
Partitioned Rooms

TO LET

Ground Floor, 4 Villiers Court Copse Drive, Coventry CV5 9RN

Location:

The purpose built modern two storey building is located within Meriden Business Park, comprising similar offices on the western outskirts of Coventry, close to the A45 with excellent links to the motorway network, Birmingham International airport and the national rail network.

Description:

The ground floor suite is approached via a shared entrance door with electronic entry system. There are shared Male/Female Toilets in the spacious entrance area including provision for people with disabilities.

Reception Office, Large open plan Office, 3 Offices, Breakout room/ Office, Kitchen with Breakfast Bar, fitted cabinets with sink unit and integrated appliances including dishwasher and fridge. Office/Goods inward area with double timber loading doors and external security shutter, 2 programmable electric panel heaters. 2 storage/comms cupboards.

The converted space would provide Gym Hall, Yoga/Fitness suite, Treatment room, Male and Female Changing/Shower and Toilets.

The Planning Consent and proposed floor plan can be viewed on the Planning Information link.

The suite is in excellent condition with double glazed aluminium windows, suspended ceilings with inset LED lighting, air conditioning to all offices, raised floors and data boxes and good quality carpet tiles. Premium quality partitioning has been used, incorporating substantial glazed areas to create individual offices.

10 allocated parking spaces are included with the suite.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	2,960.00	274.99
TOTAL	2,960.00	274.99

Services:

There is mains water, drainage and electricity. No appliances have been tested.

Rateable Value:

The suite has a rateable value of £32,500.

Terms & Service Charge:

The suite is available on a lease for 6 years at a rent of £32,500 per annum exclusive. Half rent will be payable in the first year, with a rent review on the third anniversary, RPI linked with a 1% per annum collar and 3% per annum cap.

The tenant will contribute 50% of the service charge for the building and common parts including estate charges.

VAT:

Payable on the rent.

Legal Costs:

Each party to pay their own.

Property Documents:

Property Plan:

EPC: [Click here](#)

Planning Information: [Click here](#)

Video Link:

Other:

Viewing Arrangements:

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