



2010 MERIDEN BUSINESS PARK

Copse Drive, Coventry

Refurbished Headquarters office building **TO LET/MAY SELL**

Available as a whole or
on a floor by floor basis

15,279 sq ft (1,419.40 sq m)



Good access to M42/M6



Established business park location



80 car spaces (1/191 sq ft)



Attractive landscaped environment

Location

2010 Meriden Business Park is located in the village of Meriden just off the A45 between Solihull and Coventry. The A45 dual carriageway links directly to the M42 leading to the M6 and the wider motorway network.

Birmingham City Centre is approximately 12 miles to the west and Coventry City Centre approximately 5 miles to the east. Birmingham Airport, International Railway Station and the NEC are some 5 miles to the west (10 minutes drive).

Description

The property has been refurbished to a high standard and comprises a self-contained two storey, brick built building surmounted by a pitched, tiled roof.

Quality Specification

- Raised access floor
- New Ducted VRF air conditioning
- Powder coated double glazed window units
- Suspended ceiling with acoustic mineral fibre ceiling tiles
- Recessed flat LED lighting panels
- Lift access to upper floor
- Refurbished WC facilities (male and female on each floor)
- EPC rating B35

Meriden Business Park is a highly successful mature office development within an attractive landscaped environment

Nuco International Ltd

British Showjumping Association

Prophet



80 car parking spaces (1/191 sq ft)



Accommodation

| Description | sq ft | sq m |
|------------------|---------------|-----------------|
| Ground Floor | 7,634 | 709.20 |
| First Floor | 7,645 | 710.20 |
| Total NIA | 15,279 | 1,419.40 |

Available to LET as a whole or on a floor by floor basis

Tenure

Occupation is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

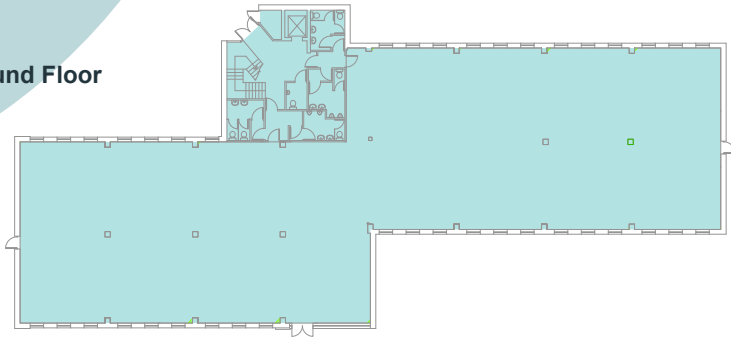
Alternatively a sale of the freehold may be considered.

Rent/Price

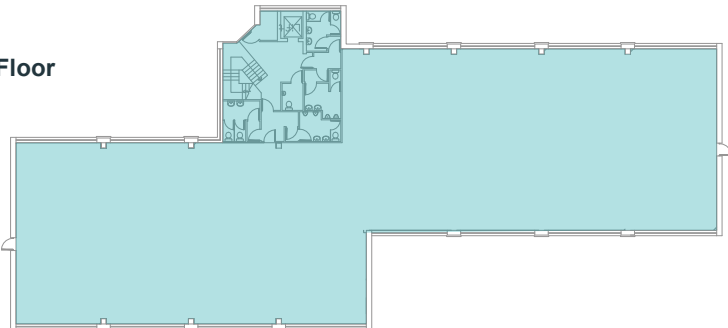
Upon application



Ground Floor



First Floor



Business rates

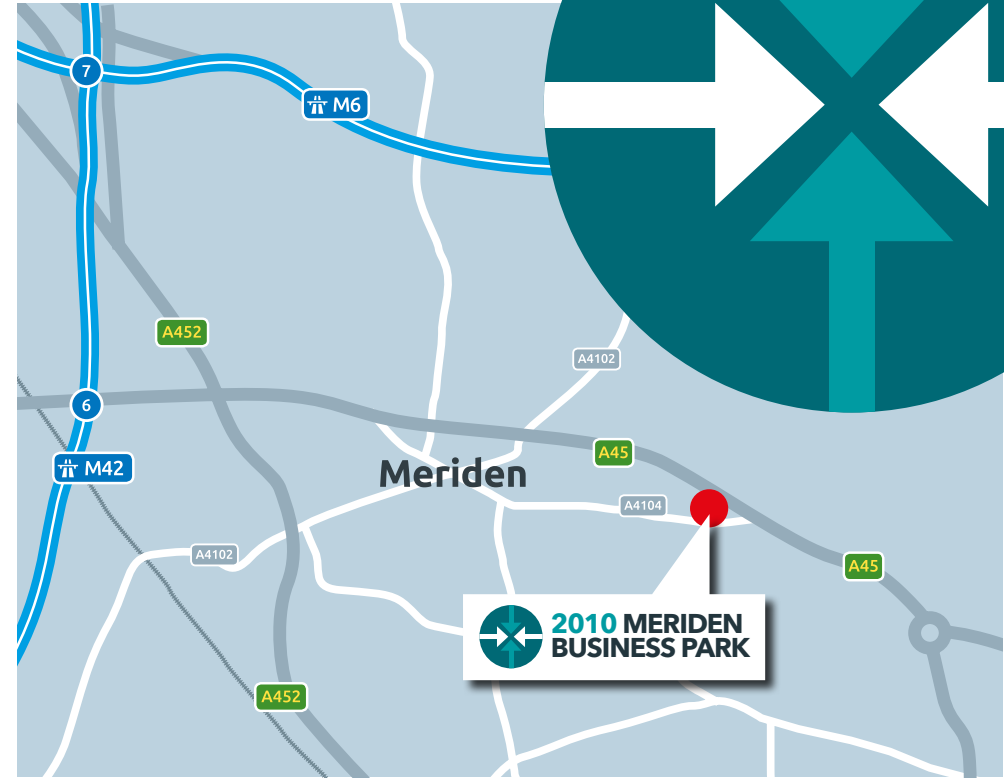
From information taken from the 2017 Non-Domestic Rating List the current Rateable Value is £167,000.



Service Charge

A service charge will be payable to contribute to the upkeep of the common areas of the Estate. Further information available upon request.





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To view or for further information contact:



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