

COPPICE

BINLEY BUSINESS PARK
COVENTRY CV3 2SN



Grade A Two Storey Offices
31,064 sq ft TO LET
(MAY SELL)

OVERVIEW

Located on Binley Business Park, Coppice is a two storey office building, comprising 31,064 sq ft (2,885.92 sq m) of grade A space with a generous parking ratio of 1:309 sq ft (1:29 sq m).

The Park is regarded as the leading office park within Coventry and has established itself as an attractive corporate location being positioned to the east of the city centre with excellent access to the A46 dual carriageway. The A46 links to the M6 (junction 2) and M69 motorways, approximately 3 miles (5 kilometres) to the north and to the M40 Motorway (junction 15) approximately 10 miles (16 kilometres) to the south west.

The A45 dual carriageway, accessed via the A46, is located approximately 2 miles (3 kilometres) to the south west and connects to the M42 motorway (junction 6) to the west, and the M45 motorway and M1 motorway (junction 16) to the east.

SUMMARY

The property benefits from the following specification:

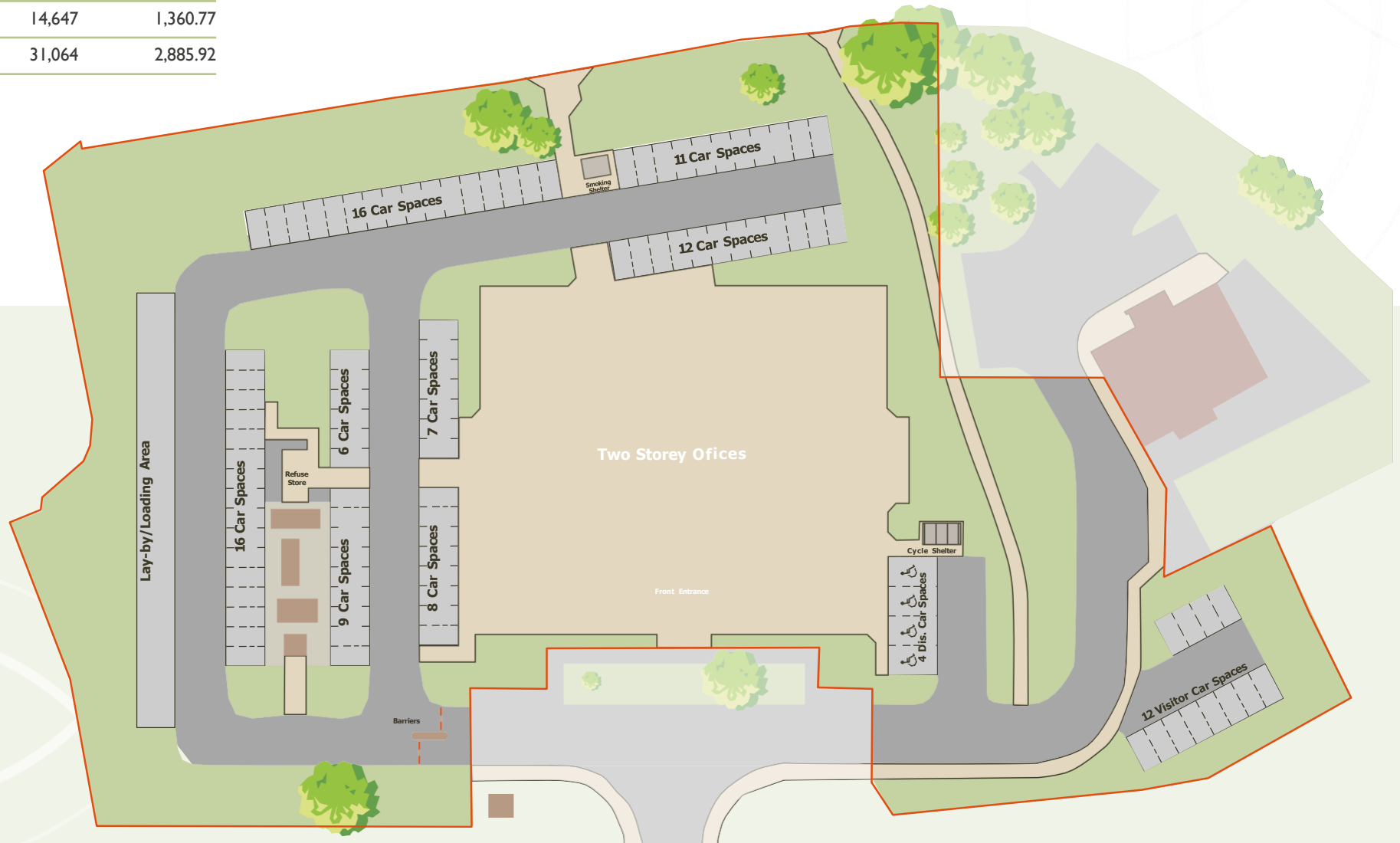
- Fan coil comfort cooling
- Mineral fibre suspended ceilings with LG7 compliant recessed lighting
- 150 mm raised floors
- A single 10 person passenger lift
- Male and female WCs and a disabled WC on each floor
- 101 car parking spaces, providing an excellent parking ratio of 1:309 sq ft (1:29 sq m). Further space exists within the demise for a further 20 spaces, (subject to formal consent).



PLAN

The building provides the following net internal area:

Area	Sq Ft	Sq M
Ground	16,417	1,525.15
First	14,647	1,360.77
Total	31,064	2,885.92





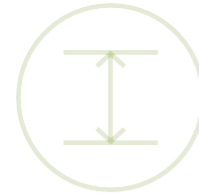
Fan coil comfort cooling



Grade A accommodation



101 on site parking spaces



Double height reception



Open plan offices



SPECIFICATION



WC & Shower facilities



10 person passenger lift



EPC B Minimum target



150mm raised access floors



LG7 compliant recessed lighting



A46

Brinklow Rd

Harry Weston Rd

LOCATION

Coventry is located in the heart of the Midlands within two hours drive of 85% of the UK's population giving an unrivalled access to a skilled labour force and benefiting from excellent road, rail and air communications.

The City is located approximately 16 miles (26 kilometres) to the south east of Birmingham, 22 miles (35 kilometres) to the south west of Leicester, 48 miles (77 kilometres) to the north of Oxford and approximately 85 miles (137 kilometres) to the north west of London.

Coventry is served by excellent road communications, with good access to the M1, M40, M6, M42, M69 and M45 motorways via the A46 and A45 dual carriageways. Rail services are also good with direct links from Coventry mainline railway station to London (Euston) with a fastest journey time of 1 hour 10 minutes, Birmingham (New Street) with a fastest journey time of 25 minutes and Manchester (Piccadilly) with a fastest journey time of 1 hour 57 minutes.

Drive times



Birmingham
45 minutes



Leicester
51 minutes



London
2 hrs 23 minutes



**BINLEY BUSINESS PARK
COVENTRY CV3 2SN**



SUMMARY

International connections are provided at Birmingham International Airport, approximately 10 miles (16 kilometres) to the west, Coventry Airport approximately 2 miles (3 kilometres) to the south west, and East Midlands Airport approximately 30 miles (48 kilometres) to the north of the City.

The City benefits from an urban population of approximately 303,000 persons (2001 Census) and major corporate occupiers have been attracted to the City including Cooper Tyre and Rubber Co, Natwest Bank Plc, EON, Allied Dunbar, HSBC, Barclays Bank, Capita Group, TUI (Thornton Group), Ericsson and Coventry Building Society.



Birmingham
10 miles



Coventry
2 miles



East Midlands
30 miles



The logo for Avison Young, featuring the company name in a bold, sans-serif font. The name is centered between two thick horizontal black bars.

024 7663 6888
avisonyoung.co.uk

Adrian Griffith

07760172918

adrian.griffith@avisonyoung.com

Francesca Hodson

07920822663

francesca.hodson@avisonyoung.com

Terms and Conditions. Messrs. Avison Young for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Avison Young have any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. JUN 24. Subject to Contract. Designed by Barques barques.co.uk