

**AVISON  
YOUNG**

# For Sale

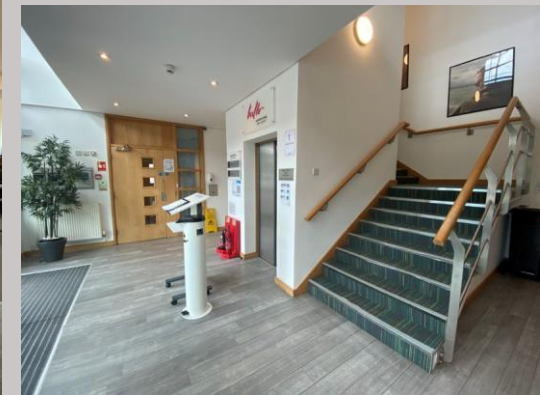
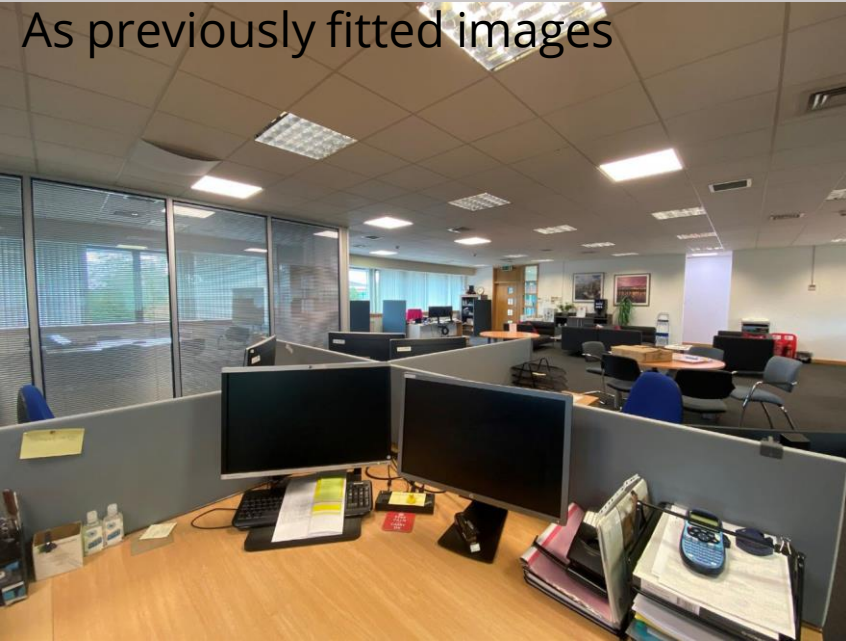


- **Two storey self-contained office**
- **12,521 sq ft (IMPS3)**
- **2.5 miles from the M6 & M69 (junction 2)**
- **Self-contained site with 67 parking spaces**
- **Offers in excess of £1,950,000 + VAT**

Ross House, Binley Business Park,  
Coventry, CV3 2TR



As previously fitted images



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

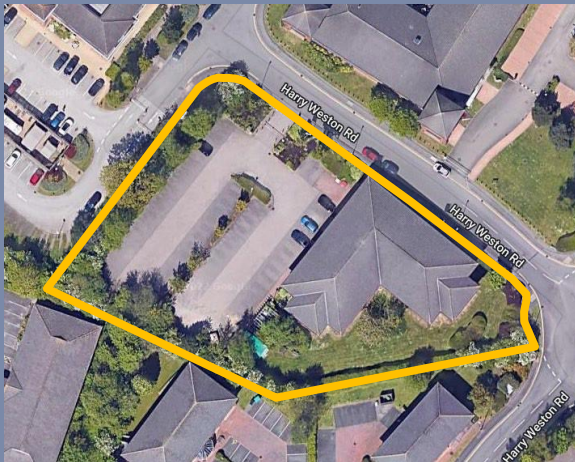


## DESCRIPTION

Ross House offers a self-contained, two-storey office building with extensive grounds accommodated in circa 1.04 acres with 67 car parking spaces.

The property is of steel frame construction with brick elevations and a pitched tiled roof with double glazing throughout. The building forms a V shape and is therefore well suited for subdivision and/or multi-letting.

The current layout provides a reception area, open plan office accommodation over two floors, several meeting rooms, private offices, a kitchen, and breakout spaces



Floors	Size sq ft (IPMS3)	Size sq m (IPMS3)
Ground Floor	6,263	582
First Floor	6,257	581
<b>TOTAL</b>	<b>12,520</b>	<b>1,163</b>

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



### Long Leasehold Price

Offers in excess of **£1,950,000 + VAT** (One Million Nine Hundred Fifty Thousand Pounds)

### Tenure

The property is held on a long leasehold basis (title number WM764562) on 150 year lease from September 2000. A ground rent of one peppercorn is payable per annum.

### Service Charge

The purchaser will be responsible for their own costs associated with the operation and maintenance of the building.

A service charge of £736.80 per annum will be payable to Coventry City Council for the general maintenance of Binley Business Park.

### Business Rates

We understand that the current rateable value is £176,000

Interested parties should make their own enquiries with the local authority.

### Legal Costs

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

### Use Class

The property benefits from B1(a) and B1(b) of the Town and Country Planning (Use Classes) Order 1987 as amended.

### EPC

An EPC has been commissioned and will be made available upon request.

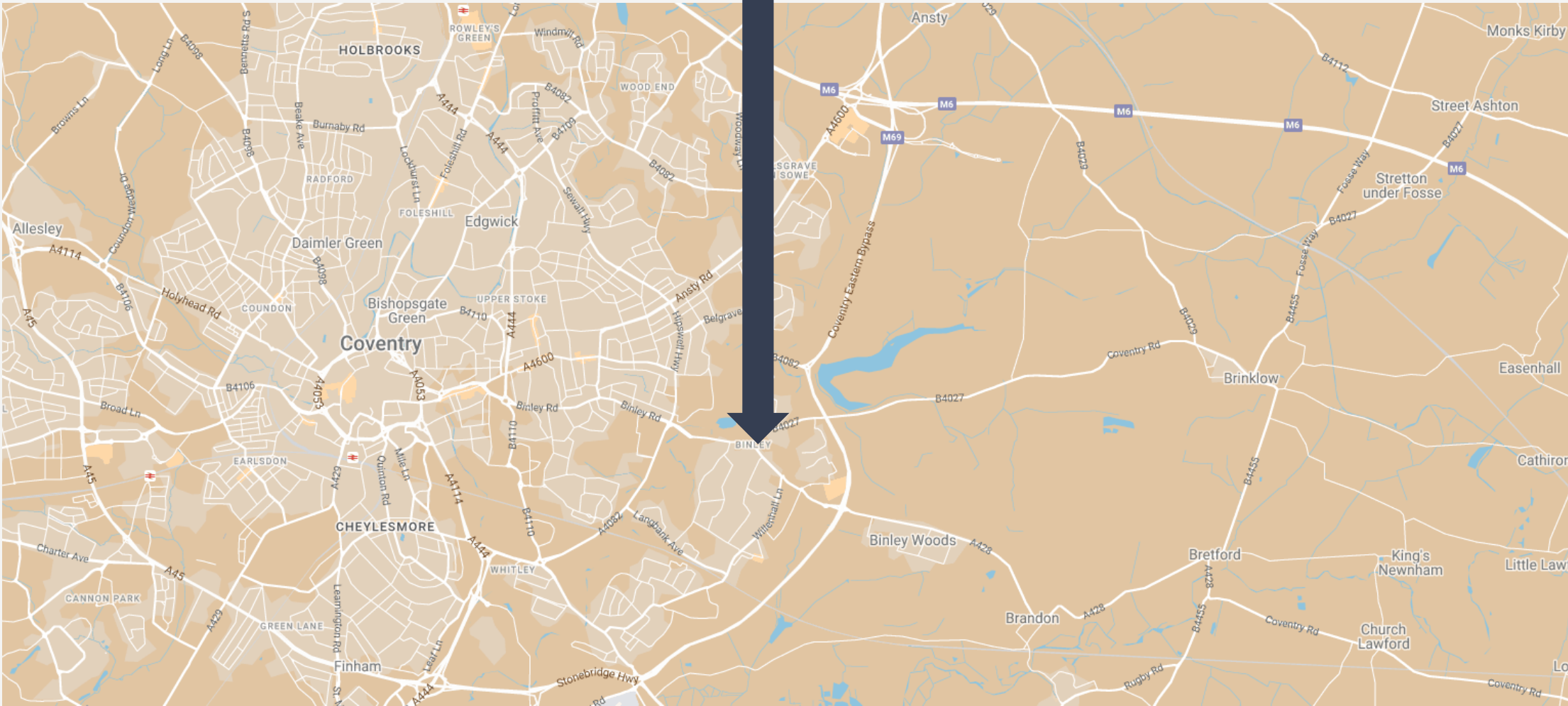
### VAT

VAT if applicable will be charged at the standard rate.



# LOCATION

Ross House, Binley Business Park, Coventry, CV3 2TR



The premises are located on Binley Business Park, Coventry, circa 2.8 miles to the east of Coventry town centre benefitting from excellent road connectivity. Junction 2 of the M6 and M69 are circa 2.5 miles to the north, reachable via the A49 and providing convenient access to Birmingham, Rugby, Leamington Spa, Nottingham, Tamworth and Stratford upon Avon. Birmingham airport is approximately 10 miles to the north-west.

Warwickshire Shopping Park, just 800 metres to the south-east, provides a wealth of amenities including a PureGym, M&S, TGI Fridays and Costa. Other amenities including a Lidl and McDonalds are reachable within a similar distance.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# To find out more, scan the QR code

## **Adrian Griffith**

+44 (0)7760 172 918

[Adrian.Griffith@avisonyoung.com](mailto:Adrian.Griffith@avisonyoung.com)

## **Francesca Hodson**

+44 (0)7920 822 663

[Francesca.Hodson@avisonyoung.com](mailto:Francesca.Hodson@avisonyoung.com)



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

June 2023



[avisonyoung.co.uk](http://avisonyoung.co.uk)