

EARLSDON PARK

Coventry, CV1 3BH



Key Highlights

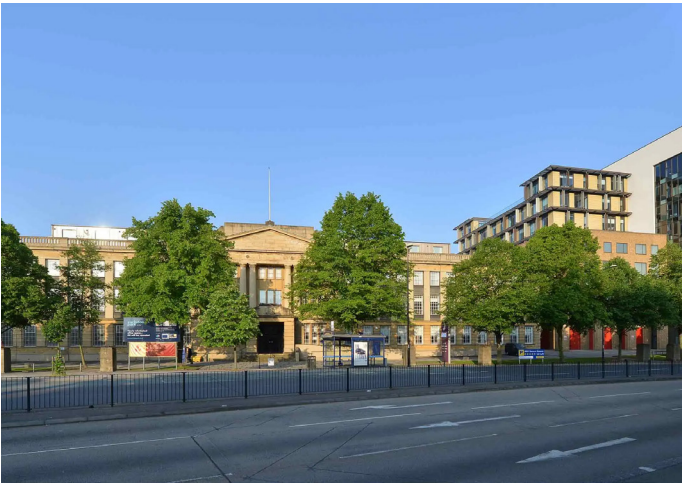
- Open plan, Grade A office suite
- 2,915 (270.8 sq m)
- Excellent location and profile
- Fully accessible raised floors
- Suspended ceilings
- VRF air conditioning
- Flat panel LED lighting with PIRs
- Fully DDA Compliant
- On-site parking (1:600 sq ft)
- New FRI lease terms

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Location

Earlsdon Park is located close to the city centre and a short walk from the train station (0.7 miles). This convenient location provides excellent accessibility to numerous public transport links and local amenities which have already helped attract occupiers including the Department for Education and Premier Inn.

Accommodation

The former technical college is an imposing, four storey, neoclassical building which was completed in 1935 and offers a ground floor office suite with frontage onto the busy Butts Road, as well as forming part of a new vibrant scheme combining, office, leisure, hotel and residential elements.

Earlsdon Park has in excess of 1,250 people working and visiting on a daily basis, with 3 major employers based within the scheme. This, combined with the Premier Inn Hotel and adjacent Coventry Rugby Club, offers an exciting opportunity for retailers and office occupiers alike.

Lease Terms

The suite is available to let as a whole on new full repairing and insuring lease terms to be agreed.

Rent

£18.00 per sq ft per annum exclusive.

Estate Charge

An estate charge of £1.30 per sq ft will be levied toward the cost of the maintenance of the common areas of the estate.

Specification

A 2,915 sq ft suite on the ground floor is available to let and benefits from:

- Mineral fibre ceiling tile with feature plasterboard
- Crittall double-glazed windows, top hinged for ventilation
- Raised access flooring with new floor coverings
- Unisex and DDA WC's
- Flat panel LED lighting with PIRs
- Samsung Cassette air conditioning system with external condensers
- Fire alarm
- Full DDA compliance
- 24 hour access

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £6.97 per sq ft payable. We recommend that interested parties make their own enquiries to the local authority.

VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of C(60).

Legal Costs

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

Contact

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