ASHBROOKCOURT.CO.UK

PROLOGIS PARK - CENTRAL BOULEVARD
COVENTRY CV7 8PE

50,502 SQ FT HQ REIMAGINED OFFICE DESTINATION SHAPED AROUND YOUR BUSINESS

IN GOOD SHAPE

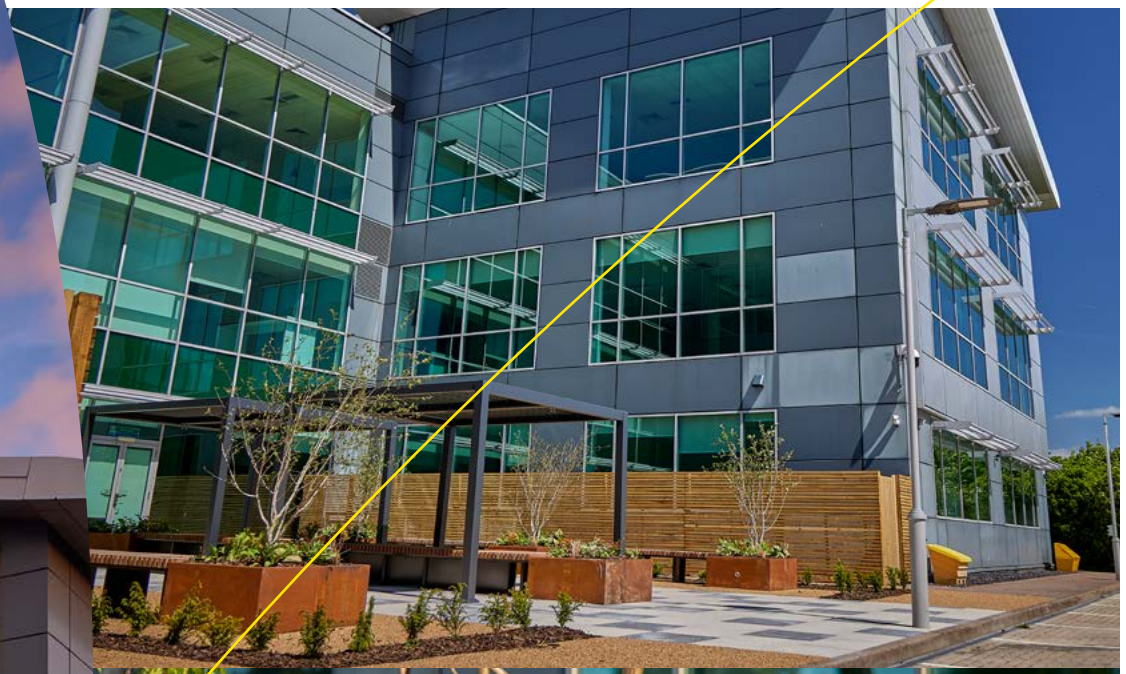
Ashbrook Court provides the perfect opportunity for any business to develop and grow in a changing working environment. This unique opportunity to occupy fully fitted accommodation allows almost immediate occupation with limited capital expenditure.

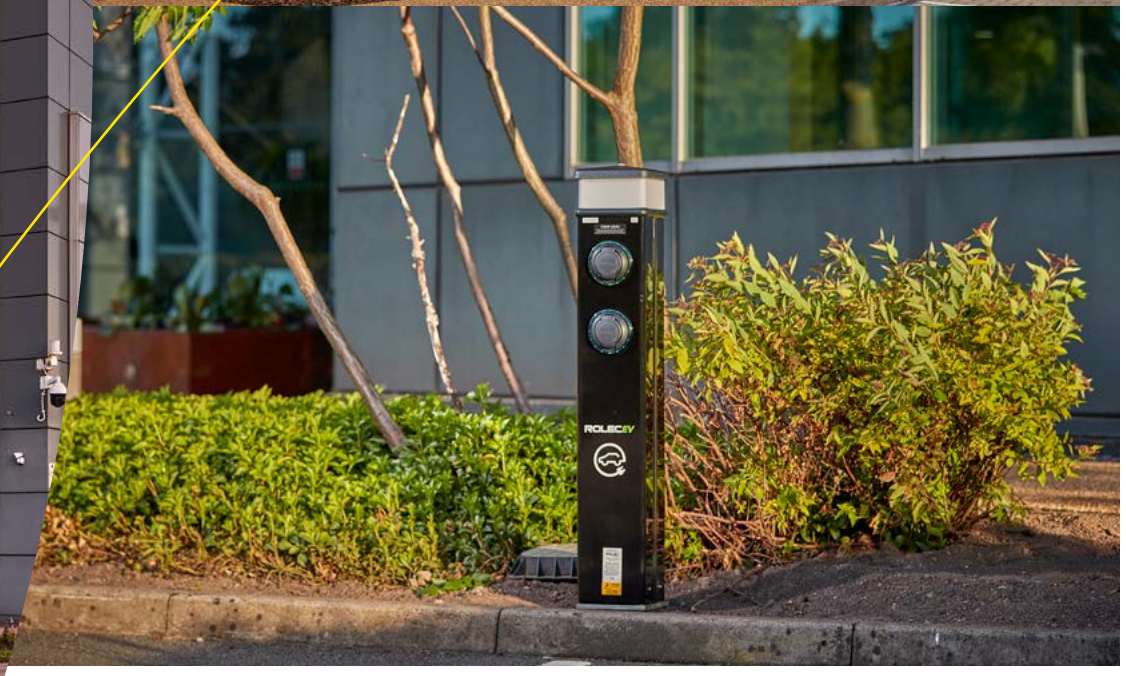
Full data cabling, AV enabled meeting rooms and full catering kitchen/cafeteria facilities are installed with the ability to further enhance the base specification and fit out.

A new south facing breakout courtyard has been installed which provides informal meeting and recreation space for staff and visitors alike; the covered canopy seating allows use throughout the year and can be supplemented with Wifi and AV to further enhance its versatility.

Ashbrook Court has exceptional car parking provision with 292 fully secure spaces (1:173 sq ft) including EV charging points at the front of the building and ample cycle parking.

THE GREAT OUTDOORS

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GET IN SHAPE

Every business needs an engaged and focussed workforce who strive to be the best version of themselves.

Research has proven that productivity improves for those who undertake regular exercise, and Ashbrook Court can only aid that through the recent installation of a new outdoor gym in the landscaping immediately adjacent to the building.

Improved wellbeing, fitness and team ethos, together with reduced instances of stress and other health related ailments can help improve ESG credentials.

SHAPED AROUND YOU

At Ashbrook Court a demise can be shaped to suite your needs and a lease formed to suit your business plan.

Providing flexibility, Ashbrook Court can be let as a whole, on a floor-by-floor basis, or a single floorplate can be divided to provide a suite from approx. 7,000 sq ft upwards.

The lease can mirror this flexibility too, with potential for break options or longer terms, all provided by way of a new lease direct with the Landlord.

OFFICE SPACE

FLOOR	SQ FT	SQ MT
2nd	16,192	1,504
1st	16,306	1,515
GROUND (INC. RECEPTION)	18,004	1,673
TOTAL	50,502	4,692

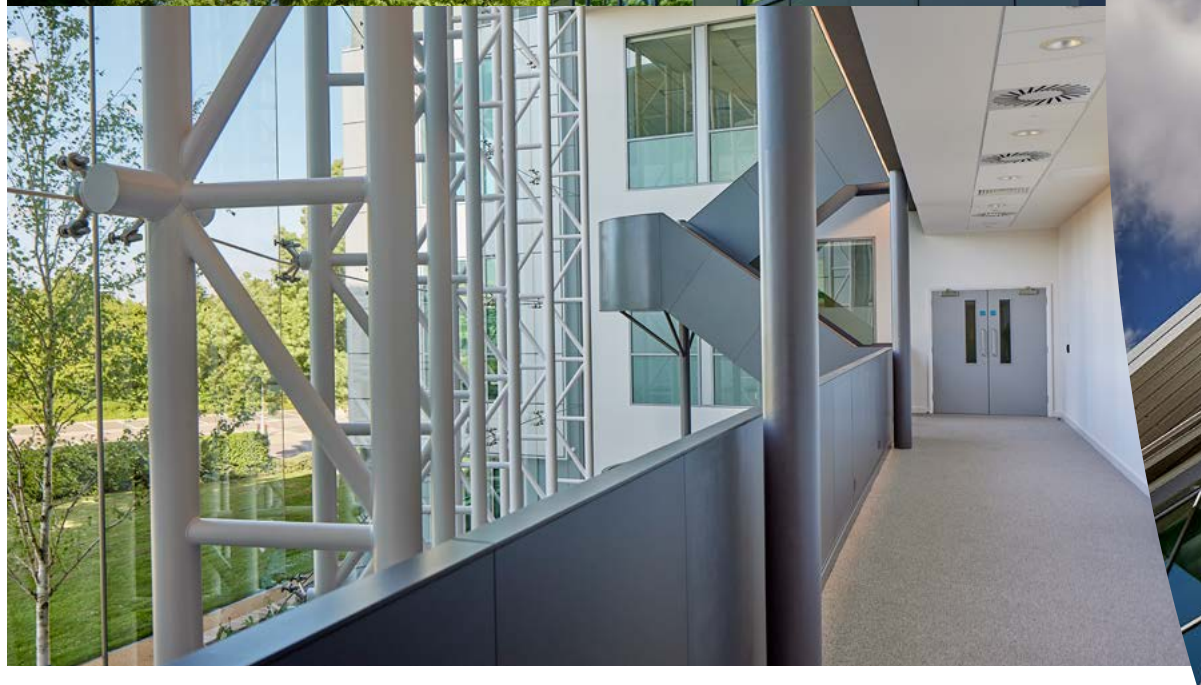
Exceptional car parking provision with 292 fully secure spaces (1:173 sq ft) including EV charging points

THE SHAPE OF THINGS TO COME

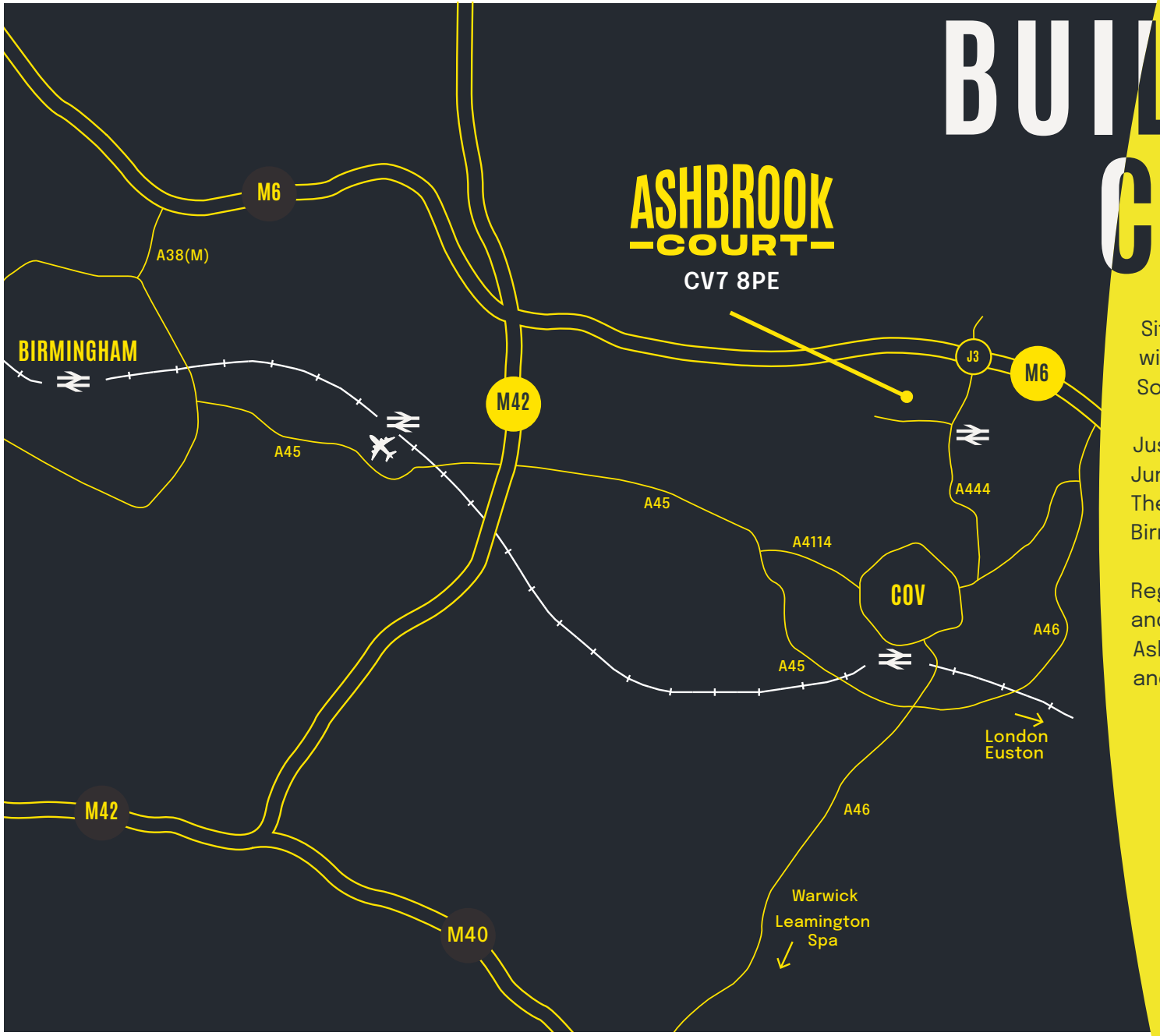
A comprehensive refurbishment of the common areas has just been completed to include new lighting, new WCs, new showers, new floor finishes and an upgraded atrium and stairwell.

In addition the property benefits from:

- Triple height reception
- Feature staircase with LED lighting
- Full access raised floors
- Suspended ceilings with PIR lighting
- Good levels of natural light
- Fully fitted kitchens on each floor
- An array of meeting rooms, board rooms, ‘zoom rooms’, canteen, server rooms
- Potential for office suites to be further refurbished or provided stripped out and open plan
- 292 Parking spaces
- Lift access
- CCTV



BUILT FOR CONNECTIONS



Situated at the entrance of Prologis Park, Ashbrook Court is located within reach of an abundance of amenities, including the Coventry Building Society Arena and the retail, leisure and F&B complex - Arena Park.

Just north of Coventry, the property is in close proximity to Junction 3 of the M6, accessed via the A444 dual carriageway. The M6 provides excellent access with links to the M69, M42, M1 and A14. Birmingham International Airport is only 15 minutes' drive away.

Regular bus routes on Central Boulevard link to Coventry city centre and the Arena Train Station, which is located within walking distance of Ashbrook Court, providing rail links to Coventry Station, Kenilworth, Bedworth and Nuneaton.

TRAVEL TIMES BY CAR FROM ASHBROOK COURT

Coventry Arena Station	4 mins	Birmingham	25 mins
Coventry Train Station	10 mins	Warwick	30 mins
HS2 Interchange	15 mins	Leamington Spa	30 mins
Birmingham International	15 mins	Leicester	35 mins
Birmingham Airport	15 mins	London	2 hr 30 mins

BIRMINGHAM
25 MIN DRIVE
M6 J3
5 MIN DRIVE
COVENTRY
ARENA STATION
20 MIN WALK
COVENTRY
10 MIN DRIVE
ASHBROOK
COURT

Ashbrook Court is available to let either as a whole, or on a floor by floor basis, by way of a new lease direct with the Landlord on terms to be agreed.

IN ANY SHAPE OR FORM

The building is also available on a freehold basis.

RENT The quoting rent is £18.00 per sq ft plus VAT.

BUSINESS RATES Rates payable are currently £5.37 per sq ft. Occupiers will be responsible for the payment of Local Authority rates. We recommend that interested parties make their own enquiries to the Local Authority.

VAT VAT is payable at the prevailing rate

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

EPC The building has an EPC Rating of B 45

ASHBROOK COURT

TAKING SHAPE

If you like to enquire about taking space at Ashbrook Court please contact:

savills

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Crafted by cab Property.