

024 7655 5180



**TO LET**

## **QUALITY GROUND FLOOR OFFICES**

**Units 1-4 and 9 & 10, Rowan House,  
Westwood Business Park, COVENTRY CV4 8LE**



**2,500 - 15,000 sq ft (232.25 - 1,393.50 sq m)**

- New LG7 Lighting
- Established Business Park Location
- Excellent Road Communications – Close to A45 & A46
- Set within Landscaped Grounds

On the instructions of Coventry City Council

## Location

Rowan House is situated on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry. A number of major companies are represented on the park including Barclays Bank Plc, Eon and Tui (UK) Limited, among other high profile companies. The University of Warwick Science Park, Warwick University and Network Rail Training Centre are also located at Westwood.

The Park is well located for easy access to the A45 and A46 which in turn link with the Midlands Motorway Network. The National Exhibition Centre and Birmingham International Airport are located approximately 20 minutes drive to the west along the A45. There are half hourly rail links to London from Coventry Mainline Station with a journey time of around 50 minutes. In addition, the nearby Birmingham Airport provides international passenger flights.

## Description

The ground floor premises form part of an attractive courtyard style office development with full brick elevations and a pitched tiled roof. The space has recently been refurbished and offers LG7 lighting and perimeter trunking.

There are various combinations of space available. The accommodation is divided up into two 5,000 sq ft suites and two 2,500 sq ft suites. The units towards the front of the building have a communal entrance and reception area and communal WC facilities.

There is good parking provision of 80 parking spaces for the whole of the ground floor of the property which will be allocated on a pro rata basis depending on how the space is let.

## Accommodation

Suites from 2,500 sq ft up to 15,000 sq ft.

## Services

Mains electricity, water and drainage are connected to the premises.

## Service Charge

A service charge is levied to cover the Landlord's costs in relation to maintaining the common parts, gardens and communal lighting. Further details are available upon request.

## Tenure

A new full repairing and insuring lease is to be granted for terms to be agreed.

## Rent

On application.

## Rates

The current Rateable Value for all of the units is £177,000. However, these will need to be reassessed depending on how the accommodation is occupied.

## Legal Costs

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

## Viewing

Strictly by prior appointment with the sole agent:

**D&P HOLT LIMITED**

**HOLT COURT**

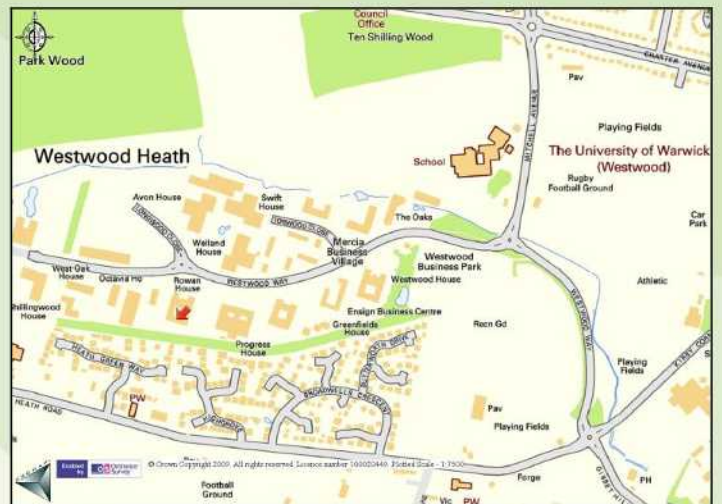
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**COVENTRY CV1 1EJ**

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