

024 7655 5180



TO LET

QUALITY GROUND FLOOR OFFICES

**Units 1-4, Rowan House,
Westwood Business Park, COVENTRY CV4 8LE**



5,000-10,000 sq ft (464.5-929 sq m)

- A further 5,000 sq ft available shortly
- Established Business Park Location
- Excellent Road Communications – Close to A45 & A46
- Set within Landscaped Grounds

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 at present but can be split to provide suites of approx 2,500 sq ft. 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 approx 1 space to 215 sq ft.

Accommodation

Suites from 5,000 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

New lease/leases are available on terms to be agreed.

Rent

On application.

Rates

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

16 WARWICK ROW

COVENTRY CV1 1EJ

TEL: 024 7655 5180 FAX: 024 7622 3434

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Energy Rating

C59. EPC available upon request.

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