

## TO LET

## QUALITY OFFICES

Suites 3 & 4 Westwood House,  
Westwood Business Park, COVENTRY CV4 8HS



**Suite 3: 2,478 SQ FT (230.2 SQ M) Suite 4: 2,512 SQ FT (233.36 SQ M)**  
**2,478-4,990 SQ FT (230.2-463.36 SQ M)**

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

On the instructions of Coventry City Council

## Location

Westwood 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

Suites 3 & 4 are situated on the ground floor and can be taken separately or together as they are adjoining. The suites are accessed via a shared entrance.

The suites provide suspended ceilings with LED lighting and perimeter trunking for electrics and data. There are shared WC facilities.

Suite 3 is generally open plan with a meeting room. Suite 4 provides 2 meeting room office areas, open plan area and kitchen.

There is good parking provision on the Estate.

## Accommodation

Suite 3	2,478 sq ft	230.20 sq m
Suite 4	2,512 sq ft	233.36 sq m

## 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 lease/leases on effective full repairing and insuring terms to be granted for a term to be agreed.

## Rent

On application.

## Rates

From information taken from the Non Domestic Rating List 2017 the current Rateable Value's are as follows:

Unit 3: £23,250  
Unit 4: £23,500

## Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Energy Rating

Suite 3: C58; Suite 4: D92. EPC's available upon request.

## Legal Fees

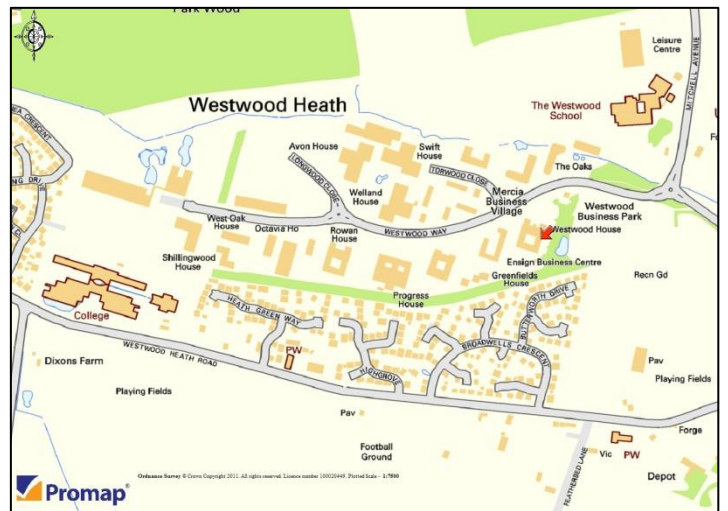
Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**

**NICK HOLT**  
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