

TO LET MODERN SELF CONTAINED REFURBISHED OFFICES

Unit 7 Mercia Business Village, Torwood Close
Westwood Business Park, COVENTRY CV4 8HX



1,208 SQ FT (112.03 SQ M)

- Well established Business Park location
- High quality office in landscaped campus setting
- Good onsite parking
- Fully refurbished including comfort cooling

Location

Mercia Business Village is located on the successful and well established Westwood Business Park, a 100 acre campus style office development situated to the south west of Coventry within three miles of the City Centre, just off the A45.

The Park is well located for easy access to the Midlands Motorway network and is within easy reach to Warwick University, Coventry mainline railway station and Birmingham International Airport.

Description

Unit 7 comprises a two storey semi detached office building with brick elevations and full height glazed atrium.

Unit 7 has recently been fully refurbished throughout and benefits from new carpeting, suspended ceilings with LEDs, climatic controlled comfort heating and cooling, perimeter trunking and fire and intruder alarms systems.

5 car parking spaces are allocated to the premises

Accommodation

	sq ft
Ground floor office	536
First floor office	672
Total net internal area	1,208

Services

Mains electricity, water and drainage are connected to the premises. Heating is by way of the climatic controlled heater/comfort cooling units fitted to the accommodation.

Service Charge

A service charge will be levied on the Tenant to cover the cost of maintaining the common parts of Mercia Business Village. Further information is available upon request.

Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent

Unit 7 £18,000 per annum exclusive.

Rates

Rateable Value (2017): £11,000

Energy Rating

E114. EPC available upon request.

VAT

All figures are exclusive of VAT at the prevailing rate unless otherwise stated.

Legal Costs

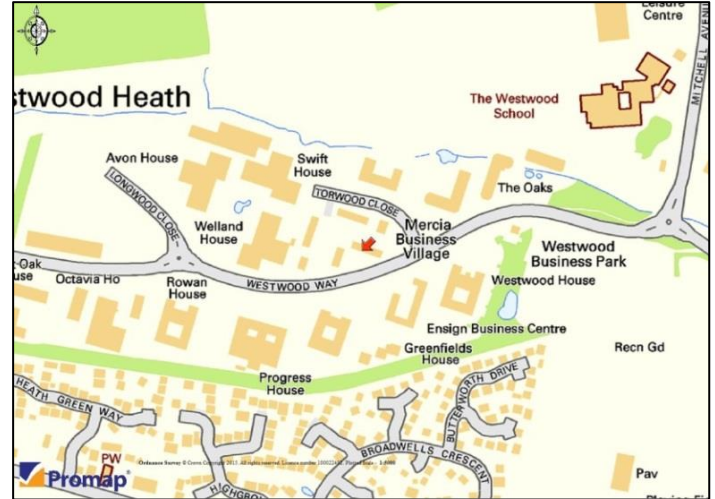
Each party to be responsible for their own legal costs incurred in the proposed letting.

Viewing

Strictly by appointment with sole agents.

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