

**FOR SALE**

# **BINLEY COURT**

**HIGH QUALITY, GRADE A OFFICE BUILDING**

**31,831 SQFT** (2,957 SQ M)



New Century Park  
2 Brindle Avenue | Coventry | CV3 1JG

**BROMWICH**  
**h**  
**ARDY**  
024 7630 8900  
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# PROPERTY HIGHLIGHTS



Two Storey  
Air Conditioned  
Building



103 On-site  
Car Parking  
Spaces



Central Garden  
and Relaxation  
Area



Superb  
Midlands  
Location



Secure Gated  
Site with  
CCTV



Lift Access  
to First Floor



- Open plan, modern, high density office environment
- Raised access floors and suspended ceilings
- Secure reception area
- Executive offices, breakout areas, locker rooms, meeting rooms and training rooms
- Excellent natural light - floor width 11.9 m and 2.55 m ceiling heights
- On site café and dining area
- Secure comms room and backup generator
- Diverse connectivity



Offers invited  
in excess of

£2,750,000



# A MODERN, OPEN PLAN, HIGH DENSITY OFFICE ENVIRONMENT

**SITUATED IN AN ESTABLISHED OFFICE LOCATION WITHIN A 2 MINUTE DRIVE OF BINLEY BUSINESS PARK**

Binley Court is a two storey building accessed by a gated entrance that leads into a secure, modern, light and airy reception area with informal visitor seating. The building benefits from significant levels of natural light with inner windows looking into a central landscaped courtyard.

There is a fully fitted restaurant on the ground floor in addition to breakout spaces throughout and a good ratio of meeting rooms

## LOCATION

Binley Court is an easily accessible, convenient location equidistant between Coventry City Centre and the A46 Eastern Bypass. Located on the A428, bus routes serve the location and cyclists are well catered for with secure racks and showers available.

Coventry's main rail station provides regular services to London (within an hour), Birmingham New Station & Birmingham International Airport.

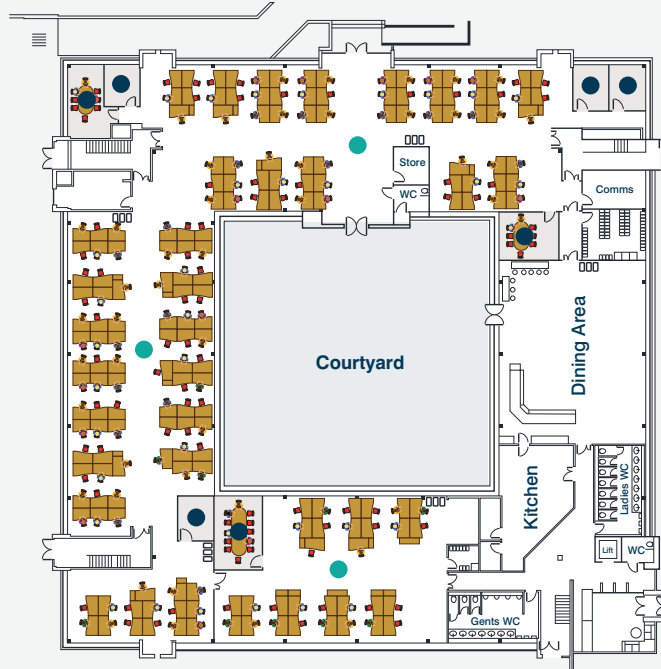
## TENURE

Freehold with vacant possession.

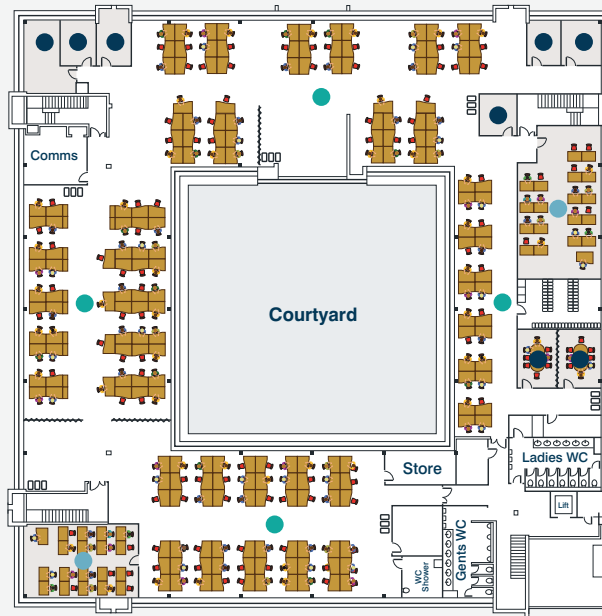


## FLOOR PLANS

- DESK AREAS
- TRAINING ROOMS
- MEETING ROOMS & EXECUTIVE OFFICES



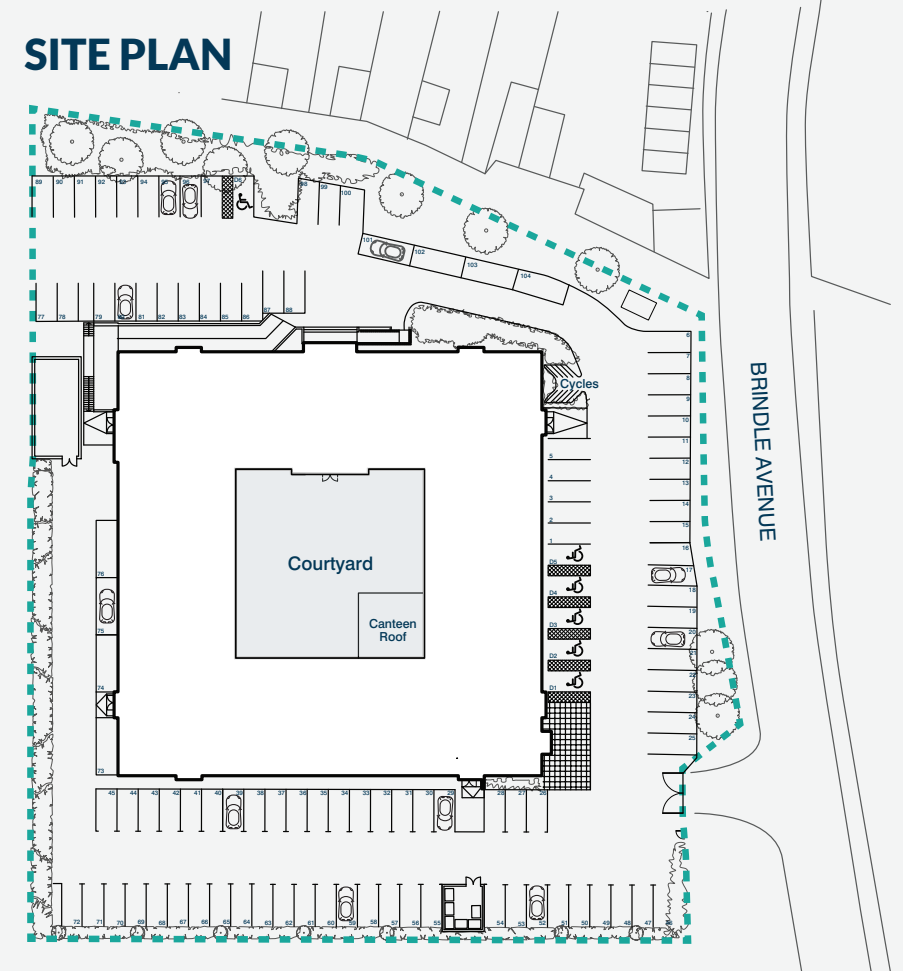
Ground Floor



First Floor

The floorplans depicted reflect the most recent configuration of the premises.

## SITE PLAN



## GENERAL INFORMATION

### SERVICES

All mains services connected to the building.

### EPC

The building has an EPC assessment of **C67**. A full report is available on request.

### LEGAL COSTS

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

## TRAVEL DISTANCES



### MOTORWAYS

M6 Junction 2 3.5 miles  
M1 Junction 19 15.5 miles  
M40 Junction 15 16 miles



### CITIES

Coventry (City centre) 3 miles  
Birmingham (City centre) 26 miles  
London (City centre) 96 miles



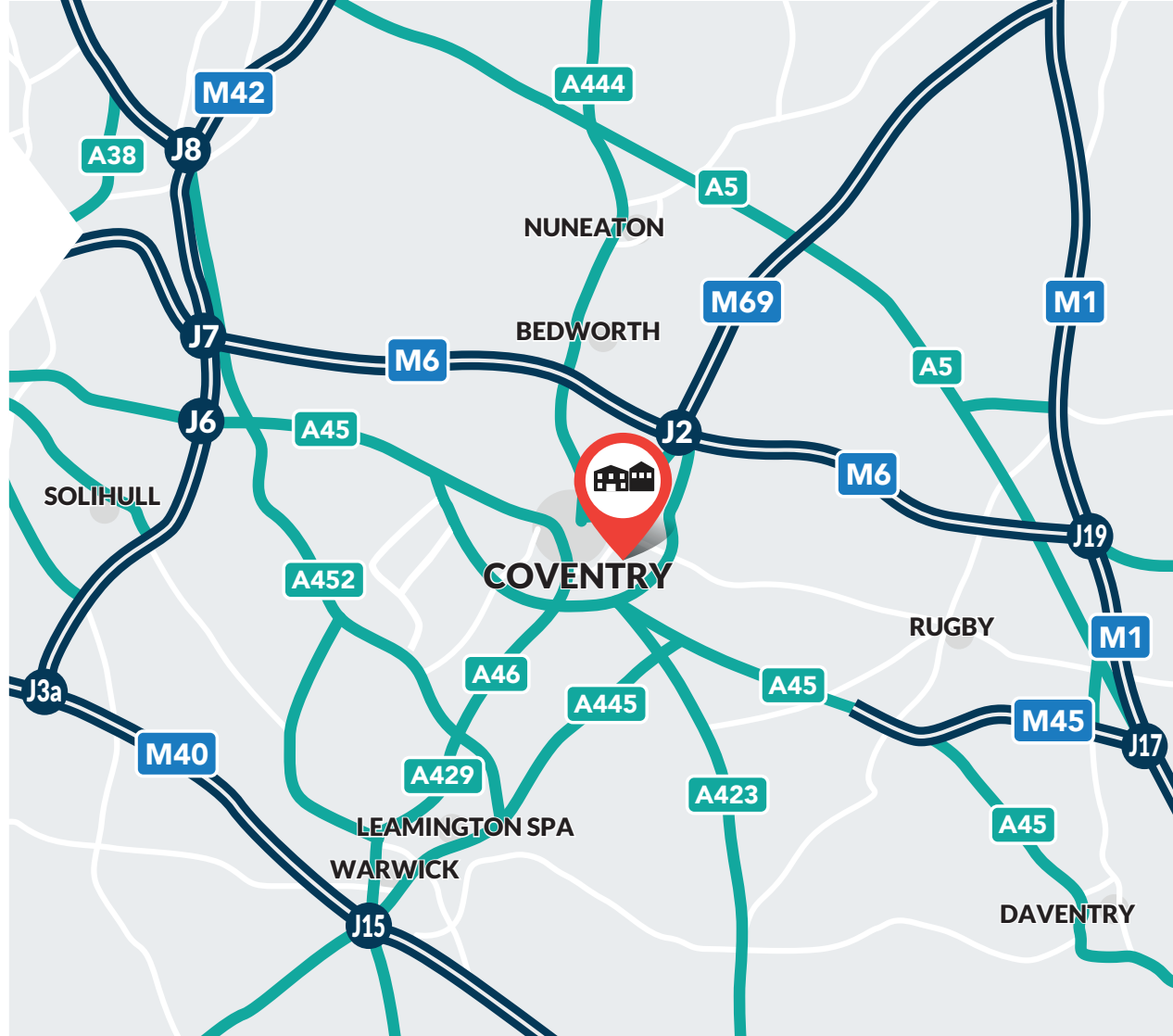
### AIRPORTS

Birmingham / NEC 13 miles  
Heathrow 96 miles  
Luton 68 miles



### TRAIN STATIONS

Coventry 3.5 miles  
Birmingham New Street 27 miles  
Warwick Parkway 11.5 miles



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:



**Tom Bromwich**

**Bromwich Hardy**

1 The Cobalt Centre, Siskin Parkway East,  
Middlemarch Business Park,  
Coventry CV3 4PE



**02476 308901**



**07718 037150**



tom.bromwich@bromwichhardy.com

