

High Quality Business Park Office Suite

1,264 - 1,854 Sq Ft (117.43 - 172.24 Sq M)



Elliott Court, Ground Floor 1170, Herald Way, Coventry CV5 6UB

Property Highlights

- Three rooms available separately or as a whole.
- Plus common areas.
- Quality Business Park building and location.
- Up to 10 Car Parking Spaces.
- Rent based upon £17.50 per sq ft plus service charge.



Mr David Penn



024 7630 8900



07771 774640



david.penn@bromwichhardy.com

Location

Elliott Court is an established Courtyard Office Scheme on one of Coventry's premier business parks. The Business Park has excellent on-site amenities including Sainsbury's, McDonald's, KFC and Pizza Hut. Canley Railway Station is a short walk for commuters and the City Centre, Coventry Railway Station and Coventry Airport are all within easy access.

The nearby A45 Fletchamstead Highway provides excellent access to the M6, M6 Toll, M40, M42, M45, M1, and M69 motorways, as well as Birmingham International Airport, Railway Station and the NEC within a 15-mile radius.

Description

Elliott Court comprises a mix of business park offices, occupiers including LDP Luckmans, AJA Architects and Relate.

The ground floor suite is to a high specification including raised access flooring, suspended ceilings, gas central heating, recessed lighting, carpet tiles, etc. The available space is made up of a larger office suite, with two further rooms as required, as per the plan below. There is a maximum of 10 car parking spaces available.

Accommodation

Description	Sq Ft	Sq M
Office Suite B	1,264	117.43
Office Suite C	356	33.07
Office Suite D	234	21.74
Total	1,264	117.43

Service Charge

A service charge is to be levied to include (but not limited to) business rates, buildings insurance, electricity, gas, water rates, window cleaning, refuse and hygiene services, maintenance and repairs, common parts and security. The current figure is approximately £11.86 per sq ft.

Tenure

The space will be available on a new internal repairing and insuring lease for a period of years to be agreed.

Services

All mains services are connected.

EPC

Rating – D86.

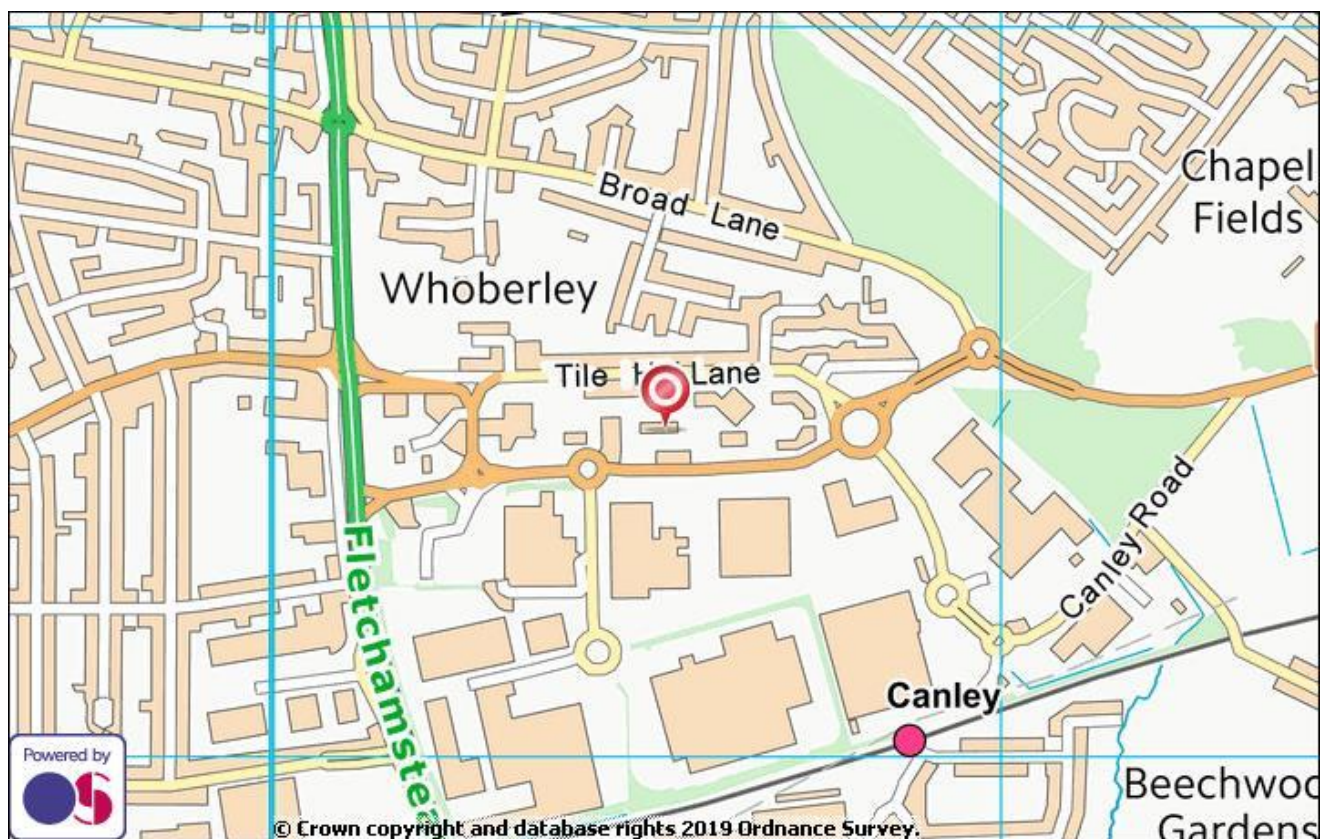
Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

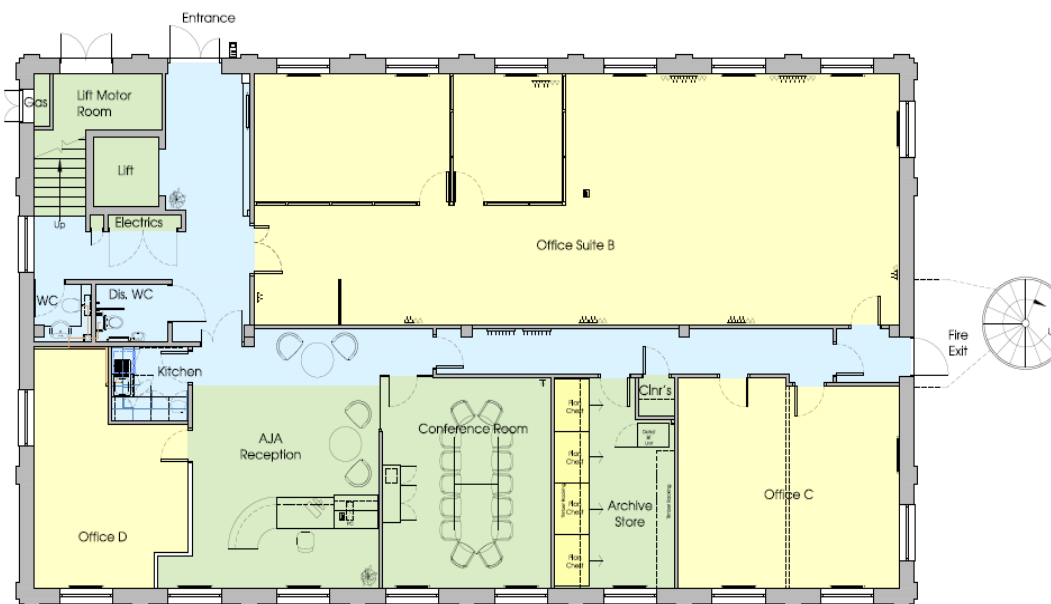




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Key To Areas

Common Areas	
AJA Areas	
Tenant Areas	
Office B	1,264 sq.ft.
Office C	356 sq.ft.
Office D	234 sq.ft.
Total	1,854 sq.ft.



aja architects
 aja architects
 1170 Elliott Court
 Herald Avenue
 Coventry Business Park
 COVENTRY CV5 6UB
 T: 024 7630 8900
 F: 024 7630 8910
 E: aja@aja-architects.com
 W: www.aja-architects.com

1170 Elliott Court
 Herald Avenue
 Coventry Business Park
 Coventry
 Ground Floor Plan
 Existing GA
 scale: 1:125 @ A3
 drawn: 02/17
 checked: 04/18
 date: August 2018

3389-117

Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. December 2017.