



FOR SALE

HYBRID UNIT - OFFICES/SHOWROOM PREMISES

5,115 SQ FT (475.1 SQ M)

2 EASTWOOD BUSINESS VILLAGE

Harry Weston Road | Binley Business Park | Coventry | CV3 2UB

HOLT.
COMMERCIAL

FEATURES

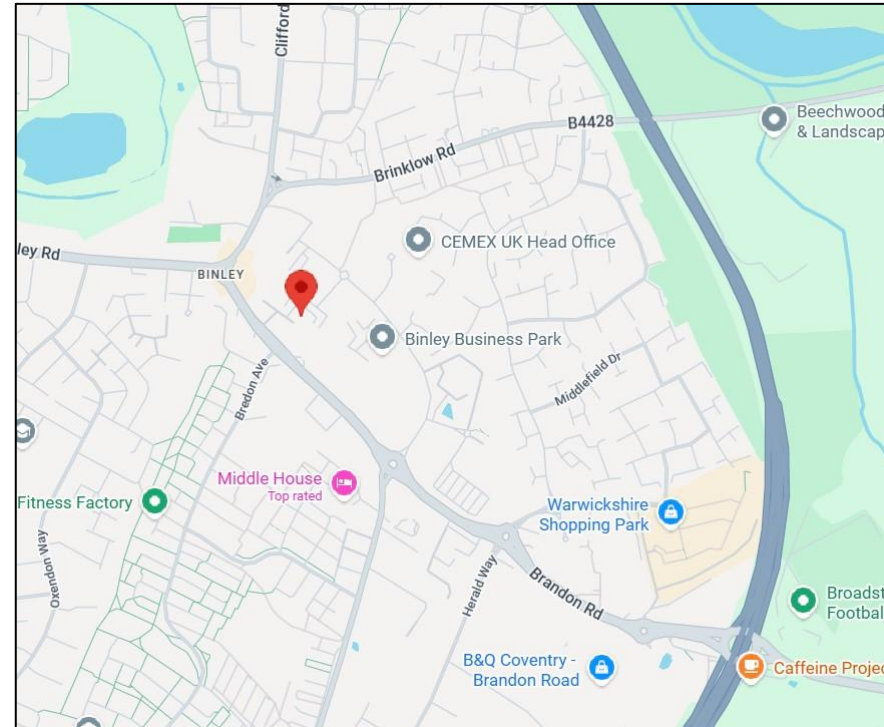
Location

Binley Business Park incorporating Eastwood Business Village is a well planned development of some 18.21 hectares (45 acres), having a high standard of landscaping. It is extremely well located, 3 miles east of Coventry City Centre, close to the A46, linking directly to the M69, M6, M1 (north) and the A45, M40, M45 and M1 (south). Birmingham International Airport is located within approximately 30 minutes' drive to the west and Coventry mainline railway station is located in the City Centre, with approximate travel times of 20 minutes to Birmingham New Street and one hour to London Euston.

Other occupiers on the park include Coventry Building Society, University of Warwick Innovation Centre, ExtraCare and Wanzl.

SAT NAV CV3 2UB

- Established business park location
- Self contained unit
- EV charging
- Excellent road links
- LED lighting
- Circa 21 car parking spaces



Description

2 Eastwood Business Village was constructed circa 28 years ago and provides a quality, detached building with full brick elevations, occupying a prominent position fronting Harry Weston Road, the main spine road through Binley Business Park. The building is set in well maintained, landscaped grounds.

The accommodation provides quality offices arranged on the first floor, accessed via a central reception area.

The ground floor provides showroom space, storage and boardroom.

The first floor offices are generally open plan, carpeted space, having LED lighting and also provides a number of smaller offices. A new boiler was installed in February 2026.

To the rear of the property there is a loading bay and roller shutter door access to the ground floor showroom.

Externally there is parking to the front and rear of the property providing approximately 21 spaces.

Accommodation

Description	sq ft	sq m
Ground Floor	2,549	236.8
First Floor	2,566	238.3
Total NIA:	5,115	475.1

Services

Electricity, mains water and drainage are connected to the property. Interested parties are advised to satisfy themselves that this is the case.

Tenure

The property is held Long Leasehold from Coventry City Council for a term of 150 years from 1997 at a Peppercorn rent.

Price

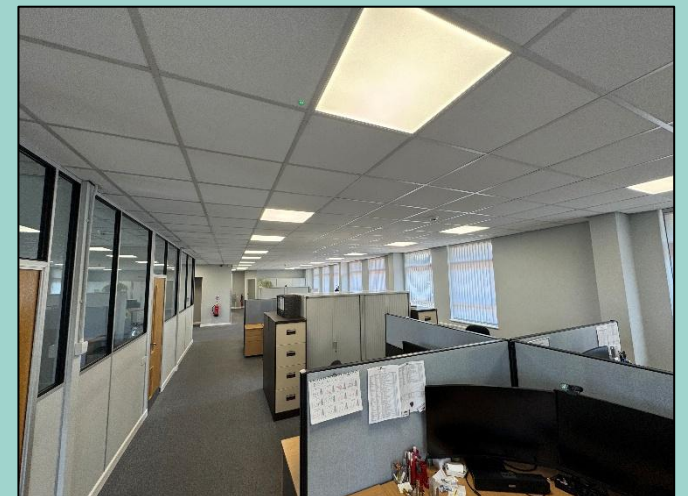
£875,000 Subject to Contract

Business Rates

Rateable Value (April 2026): £74,000

Energy Rating

TBA. An EPC has been commissioned.





Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the purchaser.

Legal Costs

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

Further Information

Should you require further information or wish to arrange to view please contact the sole agents:

NICK HOLT
024 7655 5180 / 07956 444636
nick@holtcommercial.co.uk

