



TO LET 1,237 - 8,770 SQ FT
FOR SALE 14,024 SQ FT (1302 SQ M)

Shillingwood House

Westwood Way | Westwood Business Park | Coventry | CV4 8LZ

HOLT.
COMMERCIAL

FEATURES

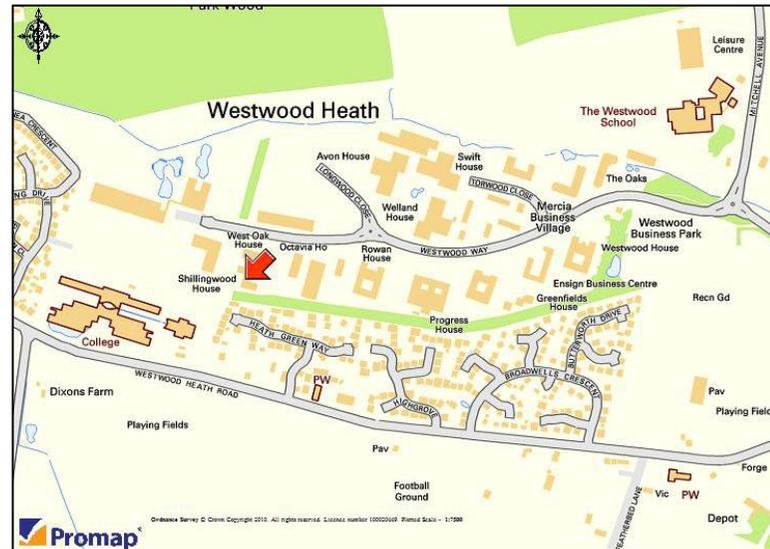
- Established Business Park location
- Birmingham Airport and NEC within easy access
- Highly sought after location
- Recently refurbished
- Excellent on site car parking
- Close to Warwick University
- LED lighting
- Alternative uses Subject to Planning

Location

Shillingwood House is located on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry.

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 Euston from Coventry mainline station with a journey time of around 50 minutes.

A number of major companies are represented on the Park. The University of Warwick Science Park and Warwick University are also located at Westwood.



Description

Shillingwood House is an attractive office building with full brick elevations and pitched tiled roof.

The offices provide LED/Category 2 lighting, perimeter trunking and gas fired central heating.

There is excellent on-site parking provision.

Accommodation

Suite/Floor	sq ft	sq m
Suite 1 – Ground Floor	1,237	114.90
Suite 2 – Ground Floor	1,668	154.95
Suite 3 – Ground Floor LET	3,770	349.44
Suite 4 – First Floor LET	1,484	137.86
Suite 5 – First Floor	5,865	544.85
Total:	14,024	1302.00

Tenure

The property is held on a Long Leasehold from Coventry City Council for a term of 125 years commencing 2 June 1989 and expiring 1 June 2114 at a Peppercorn rent.

An Estate Charge is levied for upkeep and maintenance of the communal area. Details available on request

Price

Upon application

Rent

£14.50 psf

Business Rates

The property is currently rated in separate parts. Further information upon request.

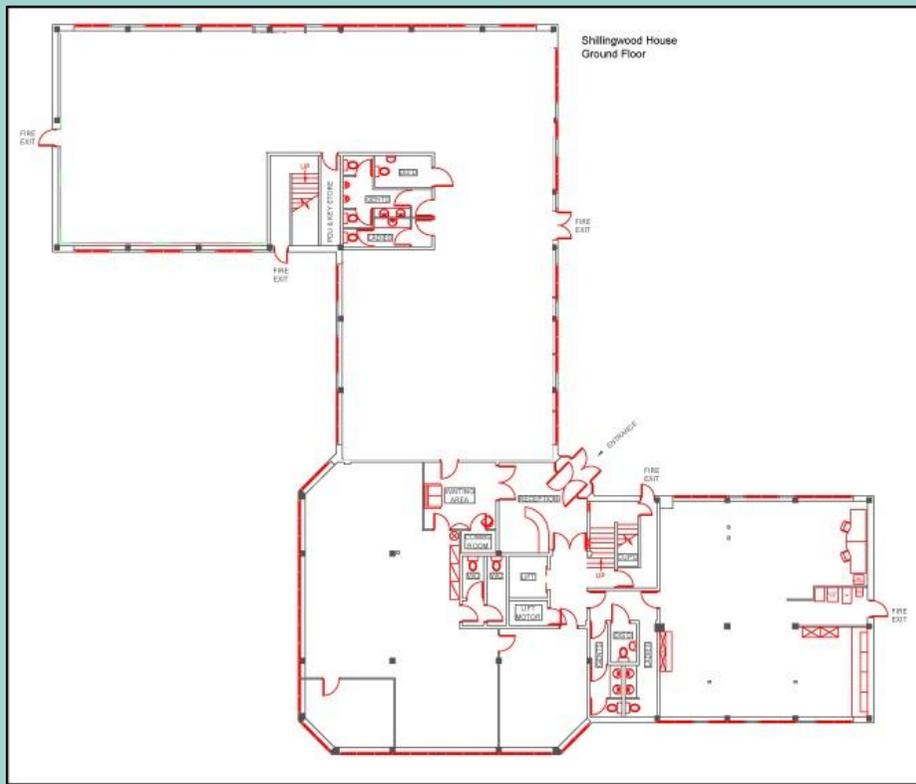
Energy Rating

D88. EPC available upon request.

Legal Costs

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





Floor Plan

Money Laundering Regulations

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser(s).

Further Information

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

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