

BINLEY COURT

COVENTRY, CV3 1JG

High quality,
first floor offices
TO LET
15,000 SQ FT
(1,394 SQ M)



An active working environment

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 (accessible from the ground floor only).

The first floor provides predominantly open plan office space, with a number of existing meeting/board rooms being accessed via the main staircase or lift from the main reception.

The building is situated in an established office location within a 2 minute drive of Binley Business Park with well known companies such as Coventry Building Society, Cemex UK, Orbit Housing and Dafferns Chartered Accountants nearby.



The offer

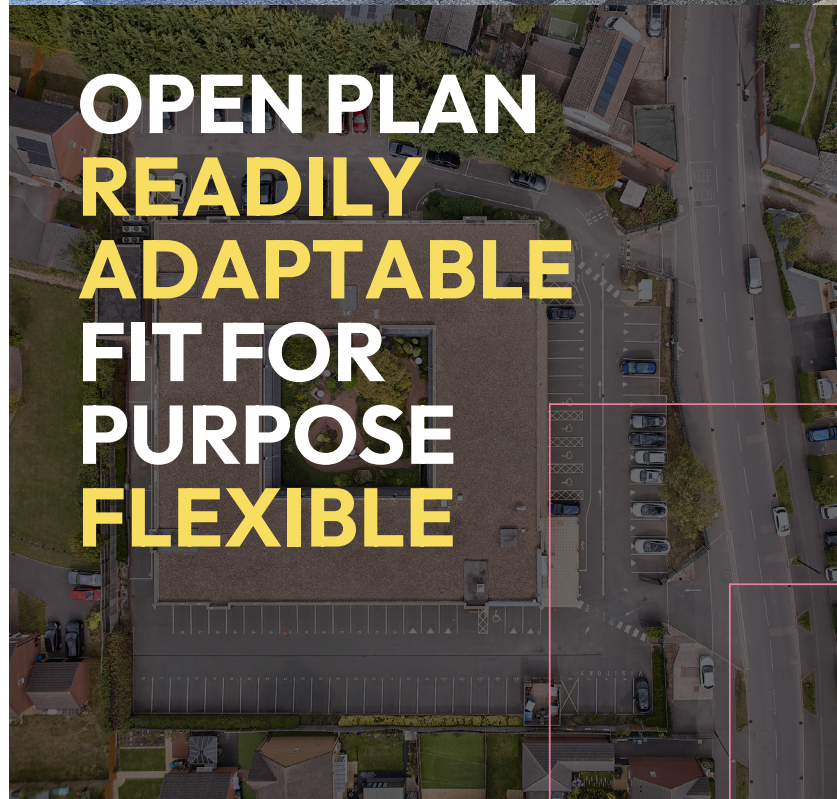
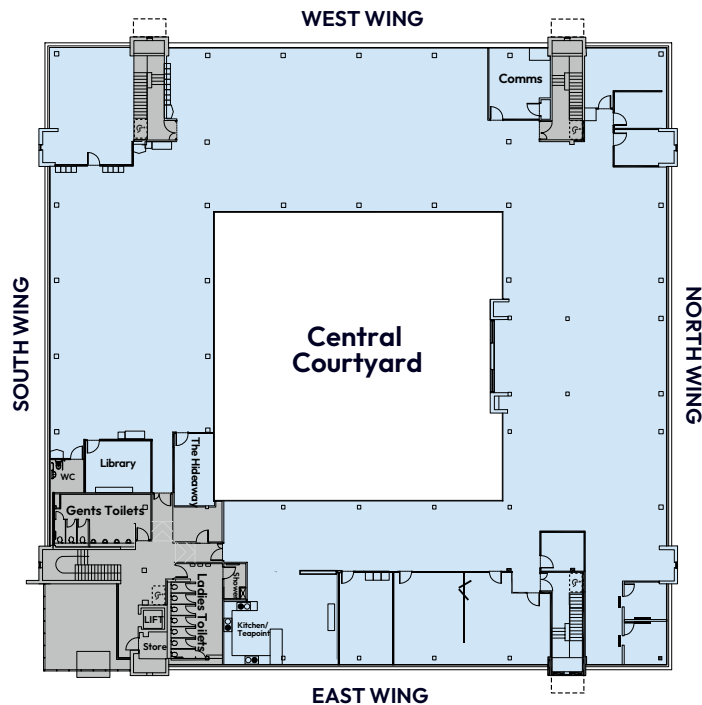
The first floor is currently held on a lease due to expire October 2028 and is available to lease by way of sublet or an assignment with a current passing rent of £234,360 per annum exclusive.

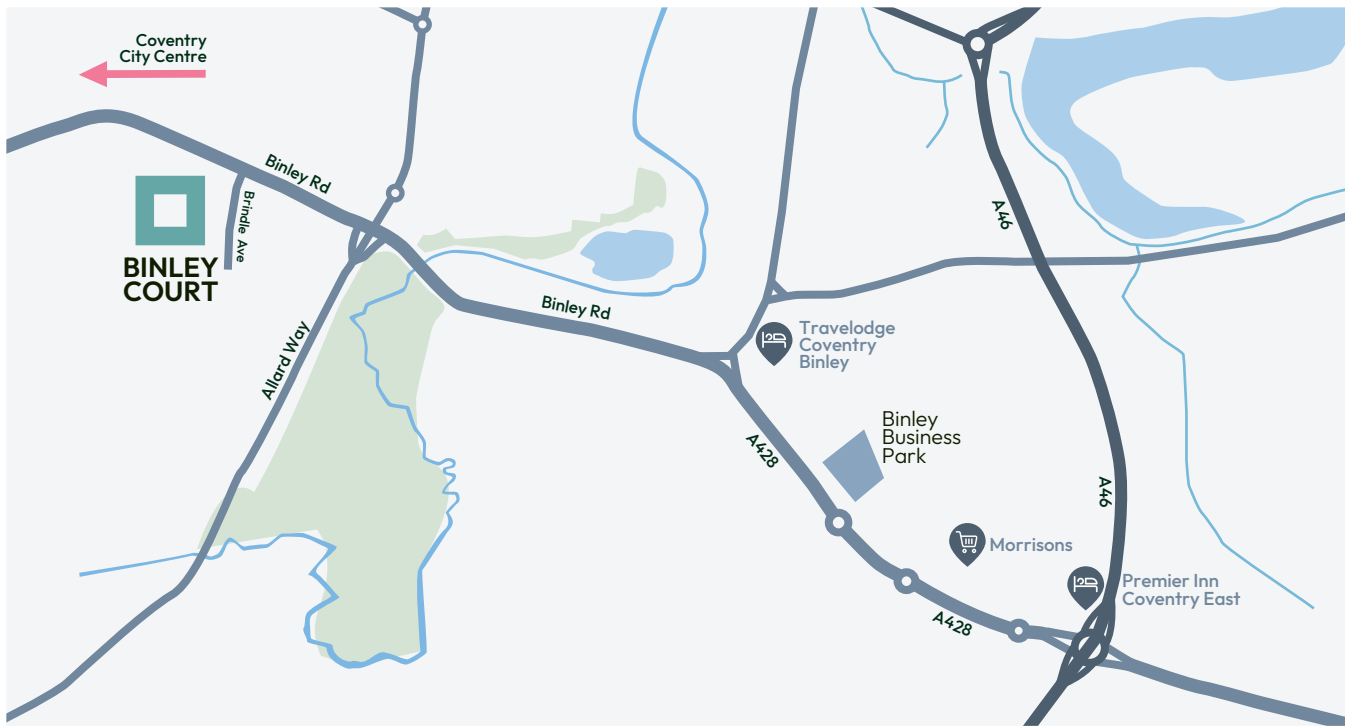
Binley Court is Grade A office specification

Current fit out includes:

- Large, open plan floorplate
- Existing meeting/boardrooms and kitchen/breakout area
- Good levels of natural light
- Secure car park with 51 allocated spaces
- DDA compliant
- EPC 'C' Rating
- Ready for immediate occupation

Floor plan - open plan configuration





Location & Accessibility

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.

Binley Business Park is nearby as well as a wide range of local amenities including Morrisons, B&Q, Premier Inn and TGI Fridays.



Site Address:

Binley Court, New Century Park,
2 Brindle Avenue, Coventry, CV3 1JG

For further
information or
to arrange a
site inspection
contact:



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What Three Words: ///claps.sheet.clouds

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