



TO LET

MODERN SINGLE STOREY OFFICE PREMISES

3,520 - 7,598 SQ FT - 327.01 - 705.87 SQ M

C1 LET

C2 & C3 Brandon Court

Progress Way | Binley | Coventry | CV3 2TE

HOLT.
COMMERCIAL

FEATURES

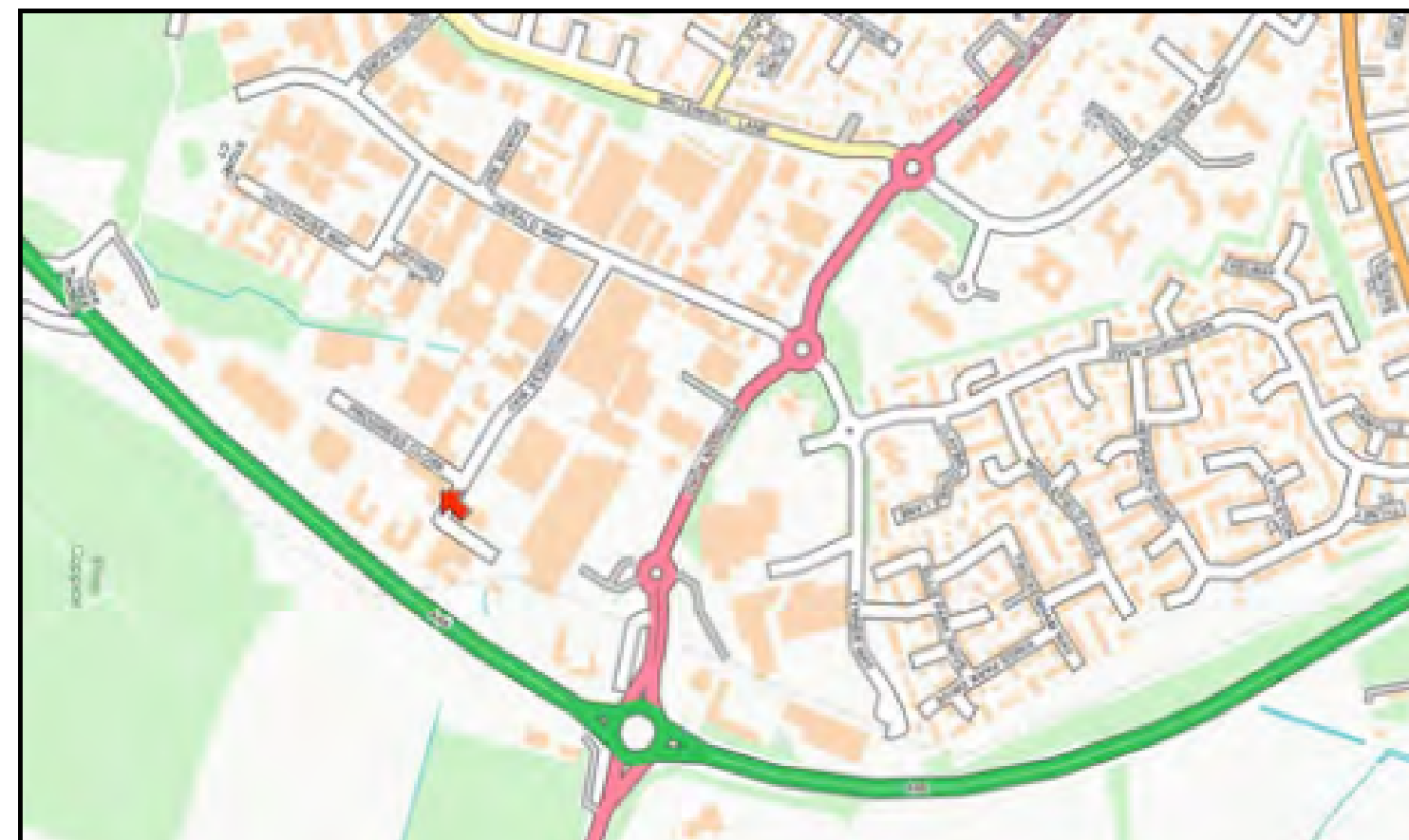
- Close to Binley Office Park, JLR, Whitley & Ansty Park
- Adjacent to A46 Eastern Bypass
- Generous car parking
- High quality office space
- Comfort cooling

Location

Brandon Court is an established and well maintained office situated approximately 2 miles to the east of Coventry City Centre near to Binley Business Park and adjacent to the A46 Coventry Eastern Bypass. The Bypass provides dual carriageway connections to the A45, M69 and M6 (2 miles) for routes to the Midlands motorway network and Birmingham Airport.

Block C forms part of Brandon Court which is a office courtyard development, providing high quality accommodation to a range of business occupiers including Cityfibre, Minitab, Comex 2000 (UK Limited) and Bennetts Motorcycling Services Limited.

Morrisons, B&Q and the Warwickshire Shopping Park are all close. New developments are ongoing at Ansty Park (Sainsbury's, MTC, London Taxi, Faunc & AVL) and Whitley (Jaguar Land Rover), to underline the strength of the east side of Coventry as a commercial location.



Description

Units C2 and C3 comprise two self contained, single storey office suites, finished to a high standard and primarily laid out in open plan format. The suites offer excellent flexibility and can be let individually or combined as a whole to suit a range of occupier needs.

The offices benefit from:

- Suspended ceiling with LED panels
- Comfort cooling
- Glass partitioned offices
- Raised floors
- Carpet tiles

Each unit is independently serviced with its own boiler, offering individual control over heating.

Accommodation

Suites	sq ft	sq m	Car Parking Spaces
C2	3,520	327.01	15
C3	4,078	378.85	18
Total:	7,598	705.87	33

Lease Terms

The office suites are available to let on new full repairing and insuring (FRI) leases, on the following rent:

C2: £56,500 C3: £65,250

Combined rent to be applied if Block C is taken as a whole.

Service Charge

There is a Service Charge levied for maintenance of the common parts of the estate. Contributions for service charge year ending March 2027 are:

C2: £2,870 per annum plus VAT C3: £3,325 per annum plus VAT

Business Rates

The Rateable Values (1 April 2026) for the offices are :

C2: £44,250 C3: £55,000

Interested parties are advised to make their own enquires with the Local Authority to confirm the exact liability.

Energy Rating

C2: B42 C3: B47

VAT

VAT is payable on all sums.

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:

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