



# SWIFT HOUSE

WESTWOOD BUSINESS PARK COVENTRY CV4 8HZ



## GRADE A OFFICE SPACE TO LET

6,602 - 44,422 SQ FT  
250 CAR PARKING SPACES

[swifthousecoventry.co.uk](http://swifthousecoventry.co.uk)



# 6,602 – 44,422 SQ FT

## GRADE A OFFICE SPACE TO LET

Swift House is situated at Westwood Business Park, an established campus style office park located 5 miles from Coventry city centre with the A45 linking the park to the M42 and M1.

The park has attracted both national and international businesses including E.ON and Barclays Bank, and is adjacent to University of Warwick, named as one of the UK's top ten universities.

Local amenities include a Children's Nursery, Sandwich Shop, Leisure Centre and Varsity Public House.

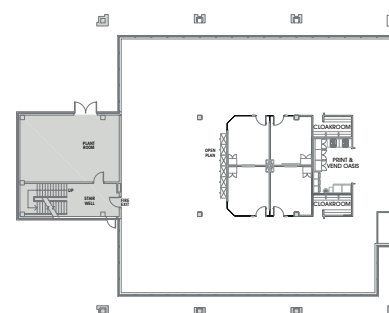
### Swift House benefits from the following specification:

- Full fan-coil air-conditioning
- Fully accessible raised floors
- Suspended ceiling with LED recessed lighting
- Floor plates offer strong potential for divisibility
- Excellent natural lighting
- Extensive areas of soft landscaping
- Generous floor to ceiling height of approximately 2.70m
- 13-person (1,000kg) passenger lift
- Male and Female toilets on each floor
- EPC E (125)
- 250 car parking spaces (1 per 177 sq ft)

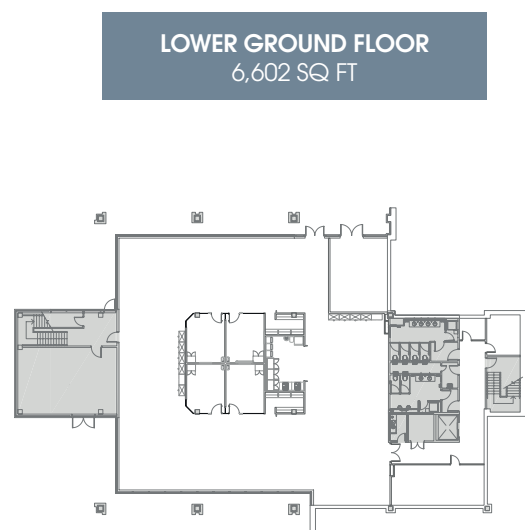
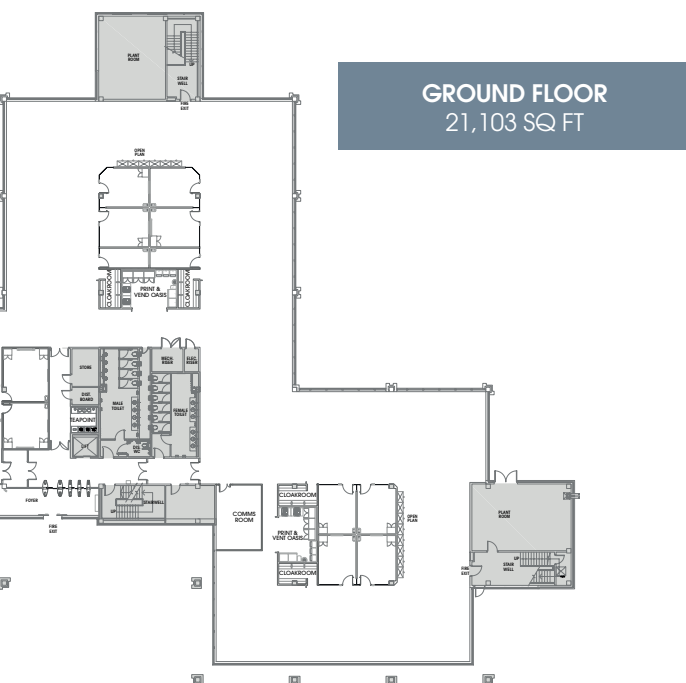
### SCHEDULE OF ACCOMMODATION (IPMS3)

FLOOR/UNIT	SQ M	SQ FT
First	1,553.06	16,717
Ground	1,960.53	21,103
Lower Ground	613.35	6,602
TOTAL	4,126.94	44,422

**FIRST FLOOR**  
16,717 SQ FT











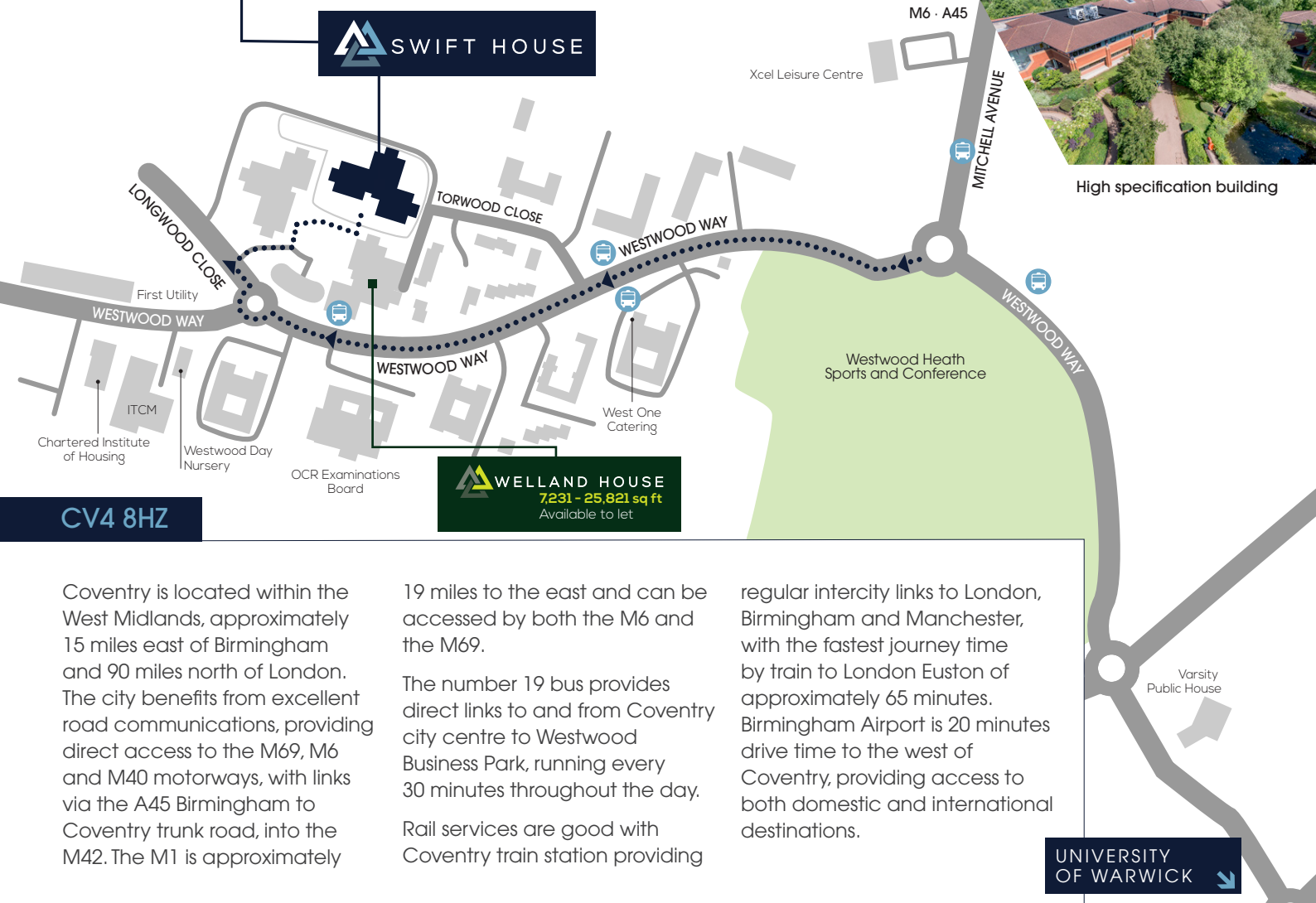
Located within a picturesque setting



Modern working environment



High specification building



Coventry is located within the West Midlands, approximately 15 miles east of Birmingham and 90 miles north of London. The city benefits from excellent road communications, providing direct access to the M69, M6 and M40 motorways, with links via the A45 Birmingham to Coventry trunk road, into the M42. The M1 is approximately

19 miles to the east and can be accessed by both the M6 and the M69.

The number 19 bus provides direct links to and from Coventry city centre to Westwood Business Park, running every 30 minutes throughout the day.

Rail services are good with Coventry train station providing

regular intercity links to London, Birmingham and Manchester, with the fastest journey time by train to London Euston of approximately 65 minutes. Birmingham Airport is 20 minutes drive time to the west of Coventry, providing access to both domestic and international destinations.

CV4 8HZ

**WELLAND HOUSE**  
7,231 - 25,821 sq ft  
Available to let

For more information contact:



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#### Terms & conditions

Misrepresentation Act The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Avison Young or JLL nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. J014027 - September 2020 - tassellidesign.co.uk

#### Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder 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 Buyers / funders / lessee.

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