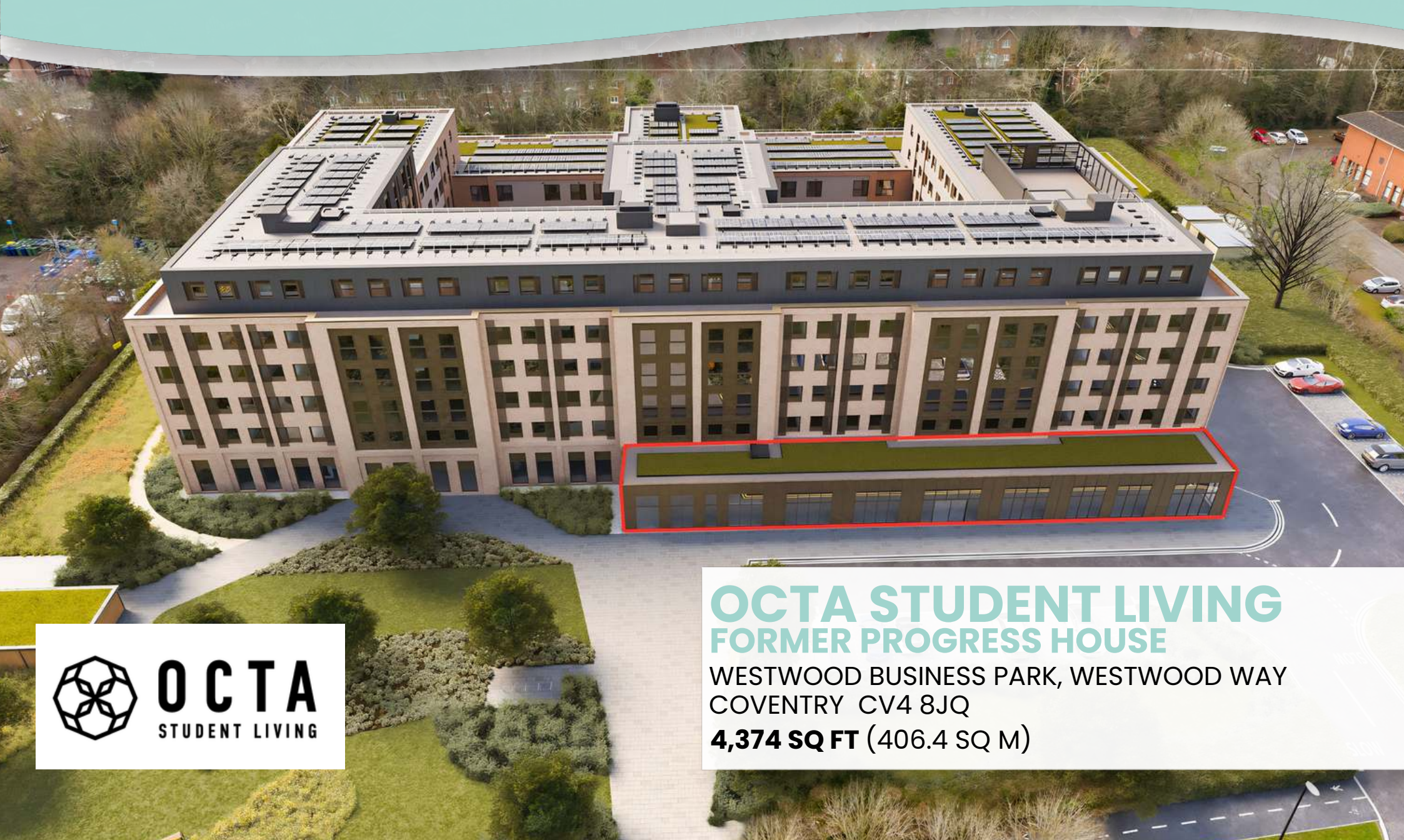
TO LET

Ground Floor Retail Unit - Available 2027

HOLT. COMMERCIAL



OCTA STUDENT LIVING

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FORMER PROGRESS HOUSE

WESTWOOD BUSINESS PARK, WESTWOOD WAY
COVENTRY CV4 8JQ

4,374 SQ FT (406.4 SQ M)



Mixed Use Campus

Large Student Catchment

Excellent Road Links

Circa 14 Car Parking Spaces

Growing Local Community

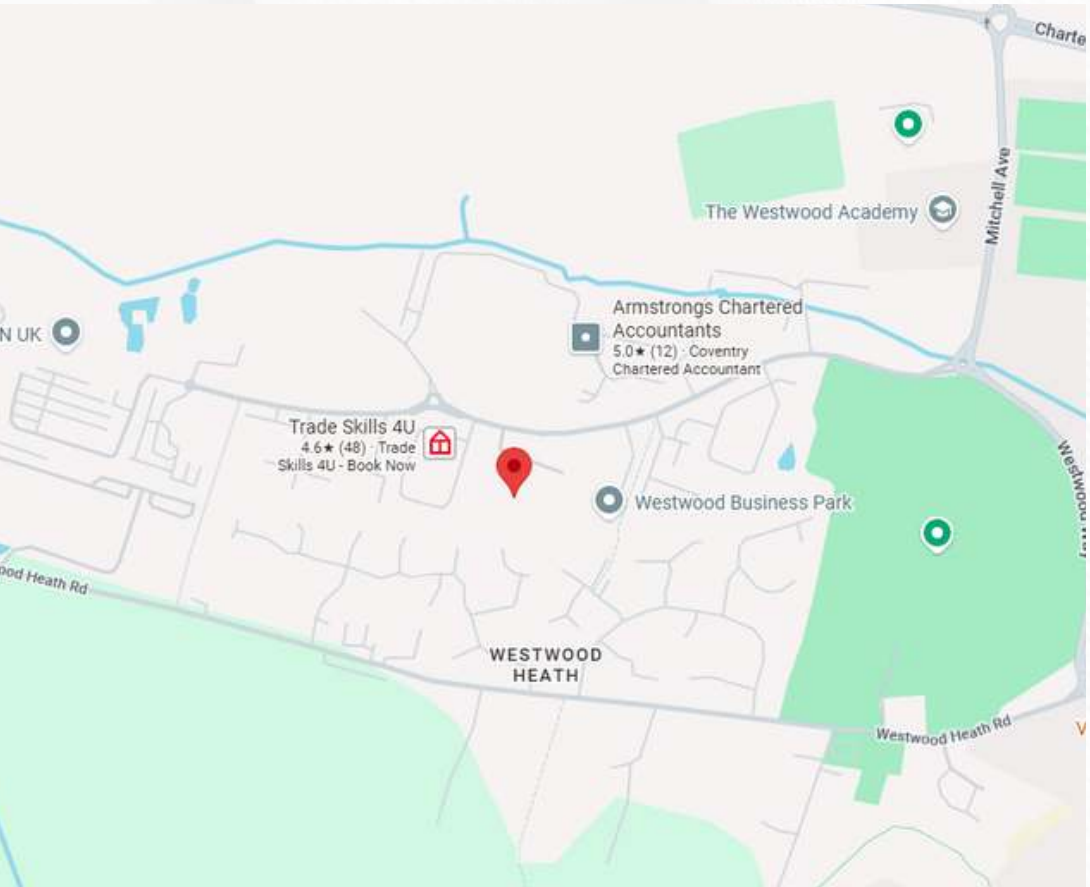
Location

Progress House is located on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the southwest 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 Park is home to in excess of 3,500 student beds along with office buildings and a proposed independent school. The Westwood Academy and the Xcel Leisure Centre are a short walk from the unit.

Westwood Heath, which is an affluent part of Coventry City, is adjacent to the park.



Description

Progress House is a Purpose Built Student Accommodation block with 544 beds.

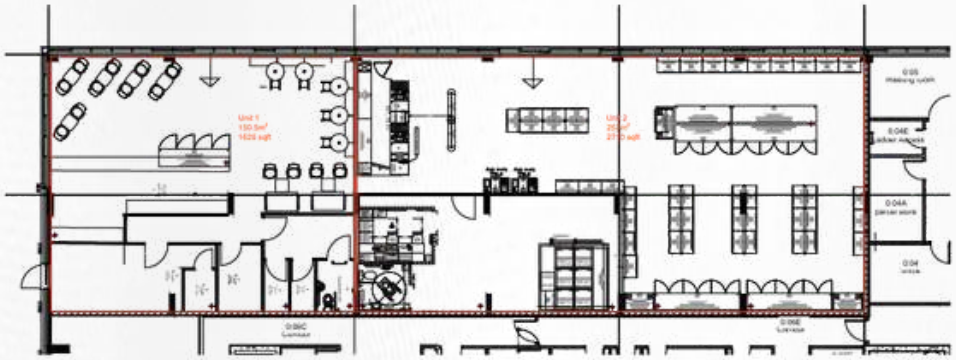
The ground floor retail unit that is available will be completed to a shell finish with services connected. The commercial unit benefits from floor to ceiling glazing and holds a highly prominent position on Westwood Way.

Externally there are 14 car parking spaces for visitors using the commercial aspects of the property. Student parking on the site is prohibited.

The unit can be split to provide units of 1,620 sq ft and 2,710 sq ft.

Accomodation

Description	sq ft	sq m
Ground Floor	4,374	406.4




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STUDENT LIVING

Service Charge

A Service Charge will be levied to cover the maintenance and upkeep of the building and the greater site.

Services

Electricity, water and drainage will be connected to the unit.

Tenure

A new Lease is avaliable for a term to be agreed.

Rent

Rent on application.

Business Rates

To be assessed.

EPC Rating

To be assessed upon completion.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

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





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



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