COPPICE

BINLEY BUSINESS PARK
COVENTRY CV3 2SN



Grade A Two Storey Offices
31,064 sq ft TO LET
(MAY SELL)

OVERVIEW

Located on Binley Business Park, Coppice is a two storey office building, comprising 31,064 sq ft (2,885.92 sq m) of grade A space with a generous parking ratio of 1:309 sq ft (1:29 sq m).

The Park is regarded as the leading office park within Coventry and has established itself as an attractive corporate location being positioned to the east of the city centre with excellent access to the A46 dual carriageway. The A46 links to the M6 (junction 2) and M69 motorways, approximately 3 miles (5 kilometres) to the north and to the M40 Motorway (junction 15) approximately 10 miles (16 kilometres) to the south west.

The A45 dual carriageway, accessed via the A46, is located approximately 2 miles (3 kilometres) to the south west and connects to the M42 motorway (junction 6) to the west, and the M45 motorway and M1 motorway (junction 16) to the east.

SUMMARY

The property benefits from the following specification:

- Fan coil comfort cooling
- Mineral fibre suspended ceilings with LG7 compliant recessed lighting
- 150 mm raised floors
- A single 10 person passenger lift
- Male and female WCs and a disabled WC on each floor
- 101 car parking spaces, providing an excellent parking ratio of 1:309 sq ft (1:29 sq m). Further space exists within the demise for a further 20 spaces, (subject to formal consent).



PLAN

The building provides the following net internal area:

Area	Sq Ft	Sq M
Ground	16,417	1,525.15
First	14,647	1,360.77
Total	31,064	2,885.92



Fan coil comfort cooling

Grade A accommodation

101 on site parking spaces

Double height reception

Open plan offices



SPECIFICATION

WC & Shower facilities

10 person passenger lift

EPC B Minimum target

150mm raised access floors

LG7 compliant recessed lighting


A46
Brinklow Rd
Harry Weston Rd

LOCATION

Coventry is located in the heart of the Midlands within two hours drive of 85% of the UK's population giving an unrivalled access to a skilled labour force and benefiting from excellent road, rail and air communications.

The City is located approximately 16 miles (26 kilometres) to the south east of Birmingham, 22 miles (35 kilometres) to the south west of Leicester, 48 miles (77 kilometres) to the north of Oxford and approximately 85 miles (137 kilometres) to the north west of London.

Coventry is served by excellent road communications, with good access to the M1, M40, M6, M42, M69 and M45 motorways via the A46 and A45 dual carriageways. Rail services are also good with direct links from Coventry mainline railway station to London (Euston) with a fastest journey time of 1 hour 10 minutes, Birmingham (New Street) with a fastest journey time of 25 minutes and Manchester (Piccadilly) with a fastest journey time of 1 hour 57 minutes.

Drive times

Birmingham
45 minutes

Leicester
51 minutes

London
2 hrs 23 minutes





SUMMARY

International connections are provided at Birmingham International Airport, approximately 10 miles (16 kilometres) to the west, Coventry Airport approximately 2 miles (3 kilometres) to the south west, and East Midlands Airport approximately 30 miles (48 kilometres) to the north of the City.

The City benefits from an urban population of approximately 303,000 persons (2001 Census) and major corporate occupiers have been attracted to the City including Cooper Tyre and Rubber Co, Natwest Bank Plc, EON, Allied Dunbar, HSBC, Barclays Bank, Capita Group, TUI (Thornton Group), Ericsson and Coventry Building Society.

Birmingham
10 miles

Coventry
2 miles

East Midlands
30 miles


TSYS



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