



## To Let / For Sale

## Concept House, Orchard Court IX Binley Business Park, Coventry, CV3

First floor office 1,162—2,325 sq ft

- LED lights
- Comfort cooling
- EV charging point
- 14 parking spaces
- Kitchenette

## Location

Orchard Court IX, is situated on Binley Business Park, strategically located ¼ mile west of the A46 dual carriageway Eastern bypass which links directly with the M69, M6, M1 for the north and with the A45, M40, M45 and the M1 for the south. The National Exhibition Centre and Birmingham International Airport are approximately 20 minutes drive. Coventry's Inner City Station and City Centre are approximately 3 miles away.

Binley Business Park comprises of a comprehensive 45 acre landscaped scheme. Office users on the estate include Coventry Building Society, Orbit Housing and Jewson.

Nearby amenities include Warwickshire Shopping Park (M&S Simply Food, Pure Gym, Boots, Costa, Asda), Morrisons Supermarket and BP Garage and hotel.

## Description

The two storey office accommodation is in a prominent position fronting Harry Weston Road.

The offices comprise:

- Suspended ceilings with LED lighting
- Carpeted raised access floor
- Comfort Cooling
- Gas fired central heating system
- Aluminium double glazed solar tinted windows
- Kitchenette
- EV charging point

## Accommodation

Description	Sq ft	Sq m
First Floor	2,325	216.0
Total NIA	<b>2,325</b>	<b>216.0</b>

May split providing 2 suites of 1,162 sq ft.

## Service Charge

The service charge is £5.95 psf to include utilities, insurance and estate charge.

## Rateable Value

First Floor Rateable Value (2023): £34,250

All enquiries regarding business rates should be made to Coventry City Council Rating Department.

## EPC

Rating: C61

## Parking

There are 14 marked car parking spaces to the unit.



## Tenure

The premises are available to let on a new flexible full repairing and insuring lease, terms upon application.

## VAT

VAT will be payable on the rent.

## Services

The premises are served by all main services.

All information on the availability of main services is based on information supplied to us by the vendor / lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Viewing

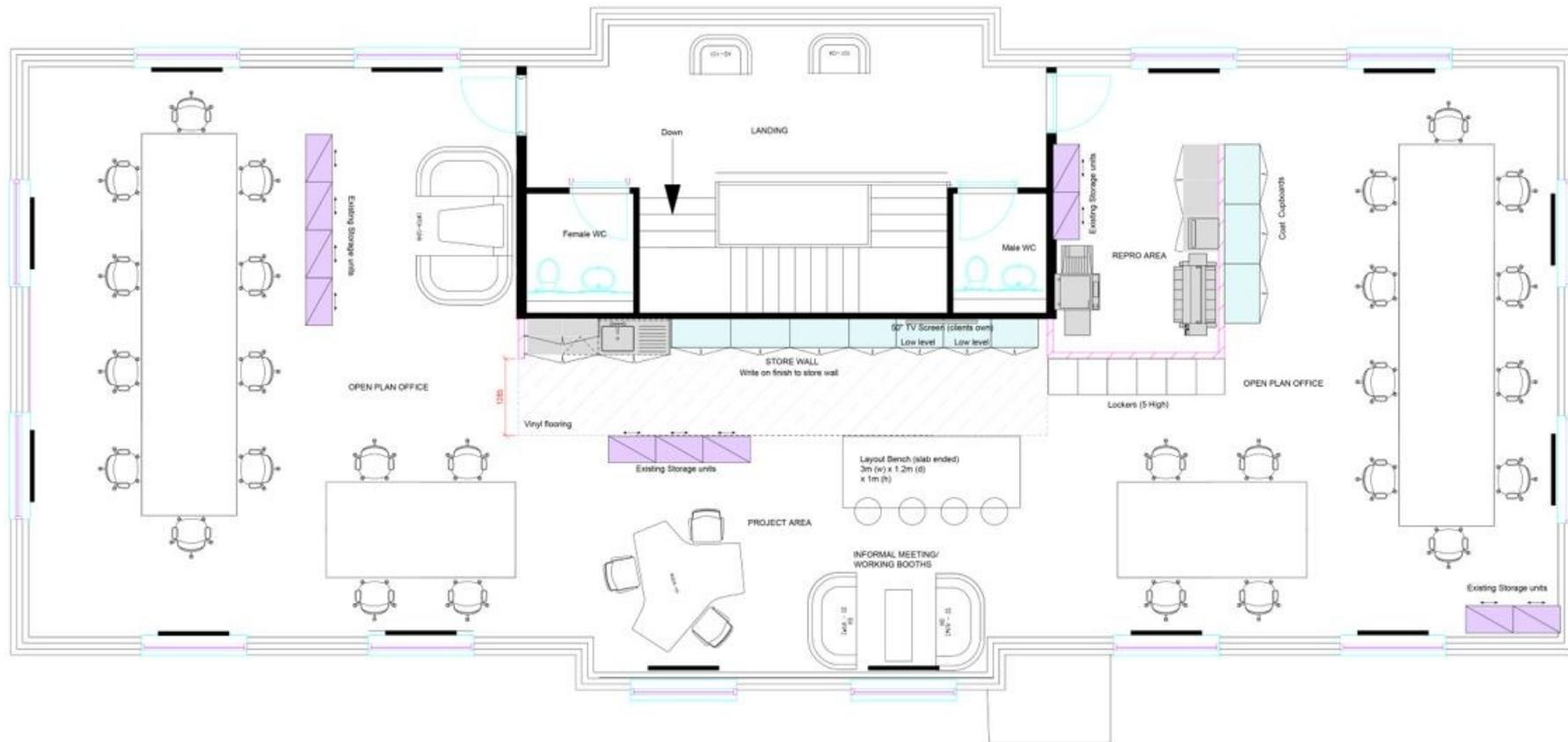
By prior arrangement with the joint agents:

### Nick Holt

07956 444 636

nick@holtcommercial.co.uk





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