



To Let

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

First floor office 1,478 sq ft

- LED lights
- EV charging points
- Comfort cooling
- 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
Suite A	1,478	137.5
Suite B	LET	LET

Service Charge

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

Rateable Value

First Floor Rateable Value (2026): To be assessed.

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

EPC

Rating: C61

Parking

Suite B: 8 Spaces



Tenure

The premises is 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 mains services.

All information on the availability of mains 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

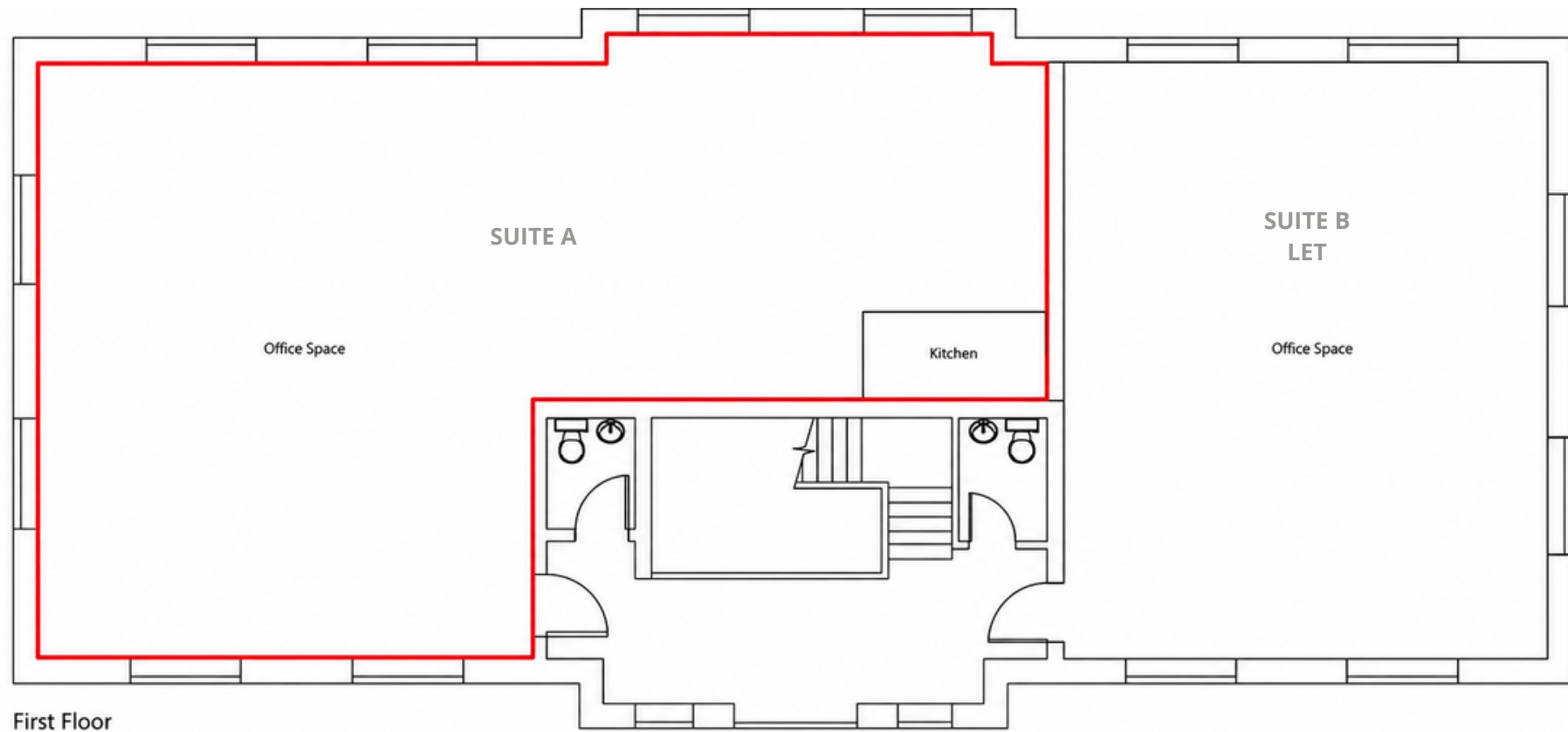
Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

By prior arrangement with the joint agents:

Nick Holt
07956 444 636
nick@holtcommercial.co.uk

HOLT.
COMMERCIAL



For Indicative Purposes Only

Holt Commercial hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Holt Commercial is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Holt Commercial, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Holt Commercial shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Holt Commercial.

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:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

February 2026