

COMPTON COURT

Binley Business Park
COVENTRY CV3 2SU



To be FULLY REFURBISHED
available AUTUMN 2025
TO LET - 15,790 sq ft as a whole
or in suites from 2,648 sq ft

LOXTON DEVELOPMENTS

WELCOME TO COMPTON COURT



MARK ROBERTS
MANAGING DIRECTOR
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DIRECTOR
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IF you are looking for a highly sustainable and prestigious modern building with great road network access and parking then Compton Court could be for you!

- A **prominent and striking building** set in the middle of its own landscaping close to the entrance of Binley Business Park.
- Access by road is **easy** – just two minutes from A46 and a further 3 minutes to the M6 / M69 junction.
- Public transport is **on the doorstep** with very regular routes into the city and surrounding areas just within 200m.
- We have **generous parking** on site – better than almost any other building on a business park – but in addition there is lots of parking available to rent in the car park next to the Morrisons. So as much parking as you need.
- It's a **pleasant leafy environment** with **excellent amenities** within walking distance such as Warwickshire Shopping Park including M&S Simply Food, Costa and a PureGym. There is a nursery on the business park and one across the road. So very handy for staff.
- With a targeted **EPC of A** it will be highly energy efficient with flexible VRF air conditioning and mechanical fresh air with heat recovery. There will be four EV charging points.
- The building will be **fully refurbished** and ready for occupation in September 2025 including all new power distribution, new fire alarm, new CCTV, new intruder alarm so can now be occupied either as a whole or in suites from about 2,650 sq ft upwards.

We look forward to showing you round!

Mark Roberts, Managing Director
Loxton Developments Ltd

GREAT LOCATION
SUPER PROMINENT
EXCELLENT LOCAL AMENITIES
GRADE A SPACE
TO BE FULLY REFURBISHED
VRF AIR CONDITIONING
EPC A (TARGET)
PLENTY OF PARKING - 1:175
EV CHARGING POINTS



YOU ARE IN CONTROL

with each suite having its own:

VRF AIR CONDITIONING SYSTEM

you control your environment

METERING

you control costs and only pay for what you use

PAXTON 10 ACCESS CONTROL

you control who accesses your suite

ALARM ZONE

you control your security

similar office space

PROPOSED SPECIFICATION

SUSTAINABILITY

- EPC A (target)
- de-carbonised building - no gas - REGO assured Zero Carbon electricity supply
- high efficiency new LED lighting with occupancy sensors
- new VRF energy efficient air conditioning system heating and cooling - each fan coil unit, and each suite separately controllable
- new integrated fresh air system for each suite with energy efficient heat recovery
- separate metering of power for each suite – you only pay for what you use
- easy environmental reporting
- cycle store

LOCATION

- prominent location on Binley Business Park
- 0.7 miles from the Coventry Eastern Bypass (A46)
- 3.5 miles to M6 / M69 Junction
- direct bus routes to Coventry centre and out of town areas
- Excellent local amenities

SAFETY

- new fire alarm
- new emergency lights

SECURITY

- secure site - CCTV, lighting, access control, alarm, tannoy - out of hours monitoring
- new intruder alarm with separate zones for each suite
- new Paxton 10 access control to main doors and suite doors allows control by phone and remotely
- new intercom to suites from entrance
- new high definition CCTV
- barrier entry
- LED external lighting with sensors and timer

PARKING 1 SPACE : 175 sq ft

- ample onsite parking and additional parking at nearby retail parks
- car park marked out and all spaces numbered and named
- 4 x 7kw electric vehicle charging points

SPACE

- fully refurbished Grade A specification open plan space.
- windows all round – light and airy space
- good floor to ceiling heights
- new carpets
- redecorated
- raised access floor – total flexibility
- floor boxes, 1 to 10m2 each with 2 x double 13A outlets and data plate
- new underfloor electrical tracks and new distribution boards

WELLBEING

- pleasant leafy environment
- Stoke Floods nature reserve close by
- ample cycle storage
- gym and amenity nearby
- 2 x local childcare nurseries within walking distance

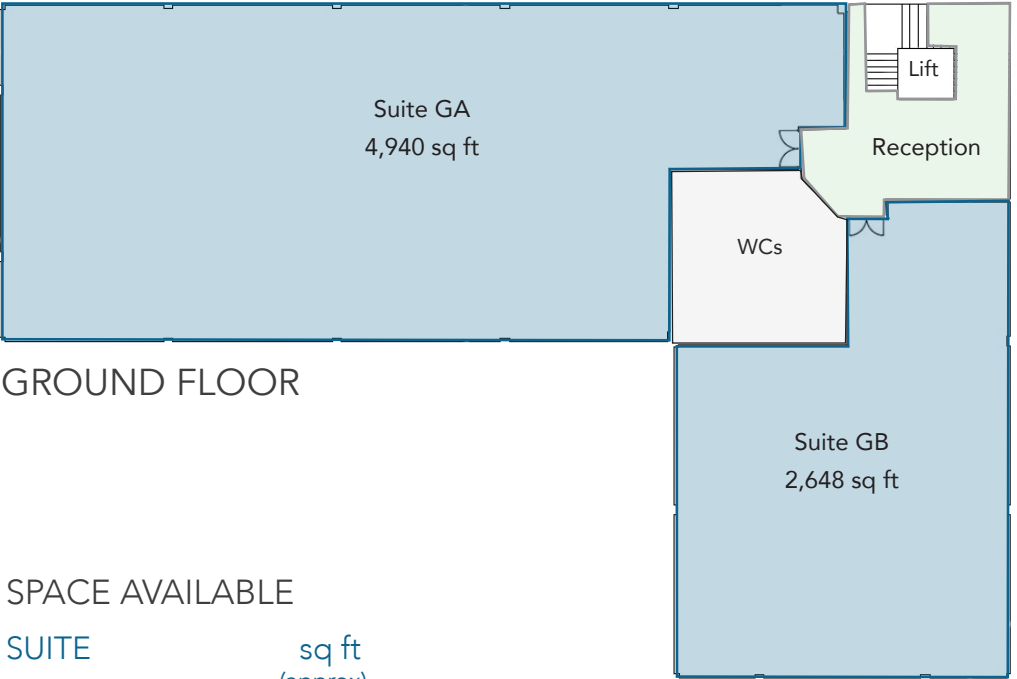
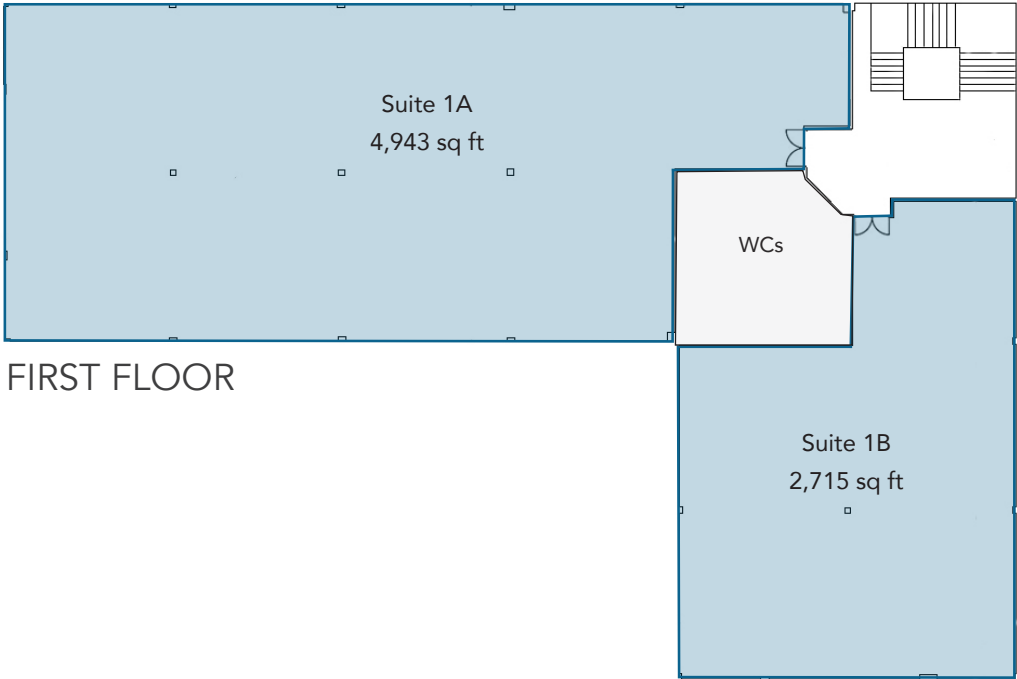
FACILITIES

- refurbished reception and common areas
- new suite doors
- compliant disabled access and facilities
- refurbished lift
- generous toilet provision
- disabled WC with alarms
- shower facility



similar space

FLEXIBLE, LIGHT & AIRY
OPEN PLAN SPACE



SPACE AVAILABLE

SUITE	sq ft (approx)
1A	4,943
1B	2,715
GA	4,940
GB	2,648
Reception	544
TOTAL	15,790

areas are approx
Net Internal Area

WELL ORGANISED ONSITE PARKING
PARKING 1:175

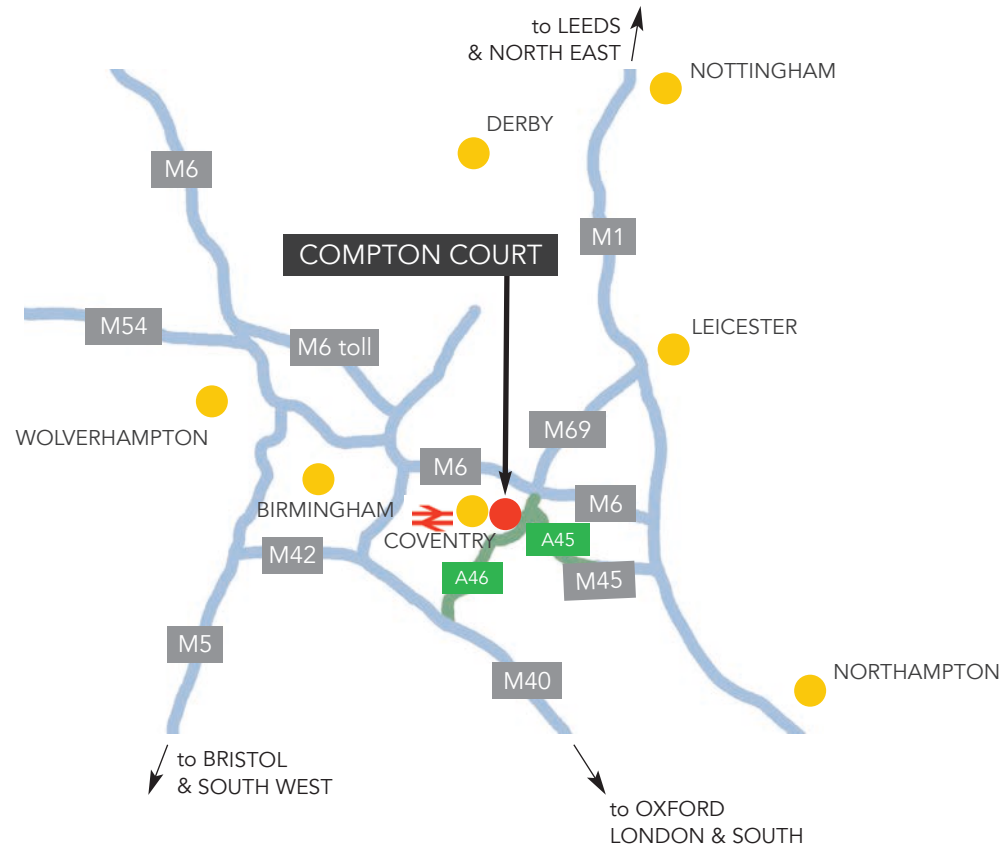


7kW EV chargers similar to pictured



SECURE AND ORGANISED

CLOSE TO M6/M69 & CENTRAL COVENTRY STRATEGIC LOCATION



WELL CONNECTED EXCELLENT FACILITIES



IN GOOD COMPANY WITH LOXTON TENANTS

OUR QUALITY TENANTS

- | | | |
|-----------------------------|------------------------|----------------------|
| ABL Health | EE | Pacific Solutions |
| Active Body Centre | Eleven Views | Pearson |
| Agiito | Exactech | Post Office |
| Alfa Lavell | Fairway Training | Power On Connections |
| Arcus Solutions | Footprint | Priory Group |
| Ardes Resourcing | Geospatial Insight | Relating Dots |
| ASC Connections | Greenslade Taylor Hunt | Renew Counselling |
| Aspiration Training | Goodrich Technologies | Rossano Ferretti |
| Atos | H3G | Riaz Law |
| BHM Energy | Hi-Light Café | RPS |
| Bickerton Brothers | ICS Cool Energy | Salus |
| Broadstone Pensions | ICE Creates | Savino Del Bene |
| Carbrey Group | Inspired Care Services | Seetec Pluss |
| Caretech Community Services | JBA Associates | Slimstock |
| Cavell Nurses Trust | Julian House | SpaMedica |
| City Sightseeing | Loop Scorpio | SRD Technology |
| Cleansing Service Group | Meritor (Cummins) | Teens in Crisis |
| Coactivation | Mott Macdonald | TME |
| Colston Media | Newcross Healthcare | Victim Support |
| Connect Health | Network Rail | VeloxServ |
| Contingency Network | NHS Let's Talk | Vodafone |
| Coventry Building Society | NHS Property Services | White Cross Dental |
| Cruise.co.uk | Nimbus | We Buy Any Car |
| Direct Source Healthcare | Orange | Wowcher |

WHAT OUR TENANTS SAY

“Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.”

- “Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated.”
- “We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.”
- “I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round.”
- “Both John and yourself have been a pleasure to deal with. You’ll be my first call if any additional office space is needed in the future.”

OFFICE BUILDINGS WITH A PERSONAL TOUCH

OUR QUALITY BUILDINGS

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON





Compton Court, Binley Business Park, Coventry CV3 2SU

LEASE	Available on terms to be agreed.	BUSINESS RATES	Payable by the tenant.
TERM	Negotiable.	FITTING OUT	Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.
RENT	Negotiable depending on lease term and tenant covenant strength.	PLANNING	Currently offices and associated uses.
FIXED SERVICE CHARGE	The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.	LEGAL COSTS	Each party to be responsible for their own.
INSURANCE	Payable by the tenant.	VAT	All charges subject to VAT.
		VIEWING	By appointment with Loxton or the letting agents.



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NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or Holt or Newmark or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.