

**AVISON
YOUNG**

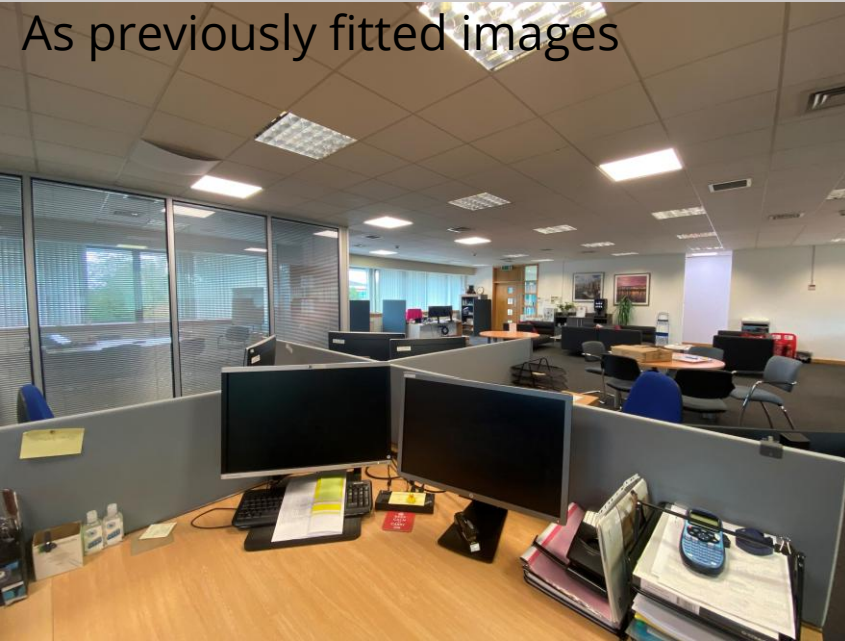
For Sale



- **Two storey self-contained office**
- **12,521 sq ft** (IMPS3)
- **2.5 miles** from the **M6 & M69** (junction 2)
- **Self-contained site** with **67 parking** spaces
- Potential for sub-letting / multiple occupation

**Ross House, Binley Business Park,
Coventry, CV3 2TR**

As previously fitted images



DESCRIPTION

Ross House offers a self-contained, two-storey office building with extensive grounds accommodated in circa 1.04 acres with 67 car parking spaces.

The property is of steel frame construction with brick elevations and a pitched tiled roof with double glazing throughout. The building forms a V shape and is therefore well suited for subdivision and/or multi-letting.

The current layout provides a reception area, open plan office accommodation over two floors, several meeting rooms, private offices, a kitchen, and breakout spaces



Floors	Size sq ft (IPMS3)	Size sq m (IPMS3)
Ground Floor	6,263	582
First Floor	6,257	581
TOTAL	12,520	1,163

Ross House, Binley Business Park, Coventry, CV3 2TR



Long Leasehold Price

Offers in excess of **£1,600,000 + VAT** (One Million Six Hundred Thousand Pounds)

Tenure

The property is held on a long leasehold basis (title number WM764562) on 150 year lease from September 2000. A ground rent of one peppercorn is payable per annum.

Service Charge

The purchaser will be responsible for their own costs associated with the operation and maintenance of the building.

A service charge of £736.80 per annum will be payable to Coventry City Council for the general maintenance of Binley Business Park.

Business Rates

We understand that the current rateable value is £176,000

Interested parties should make their own enquiries with the local authority.

Legal Costs

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

Use Class

The property benefits from B1(a) and B1(b) of the Town and Country Planning (Use Classes) Order 1987 as amended.

EPC

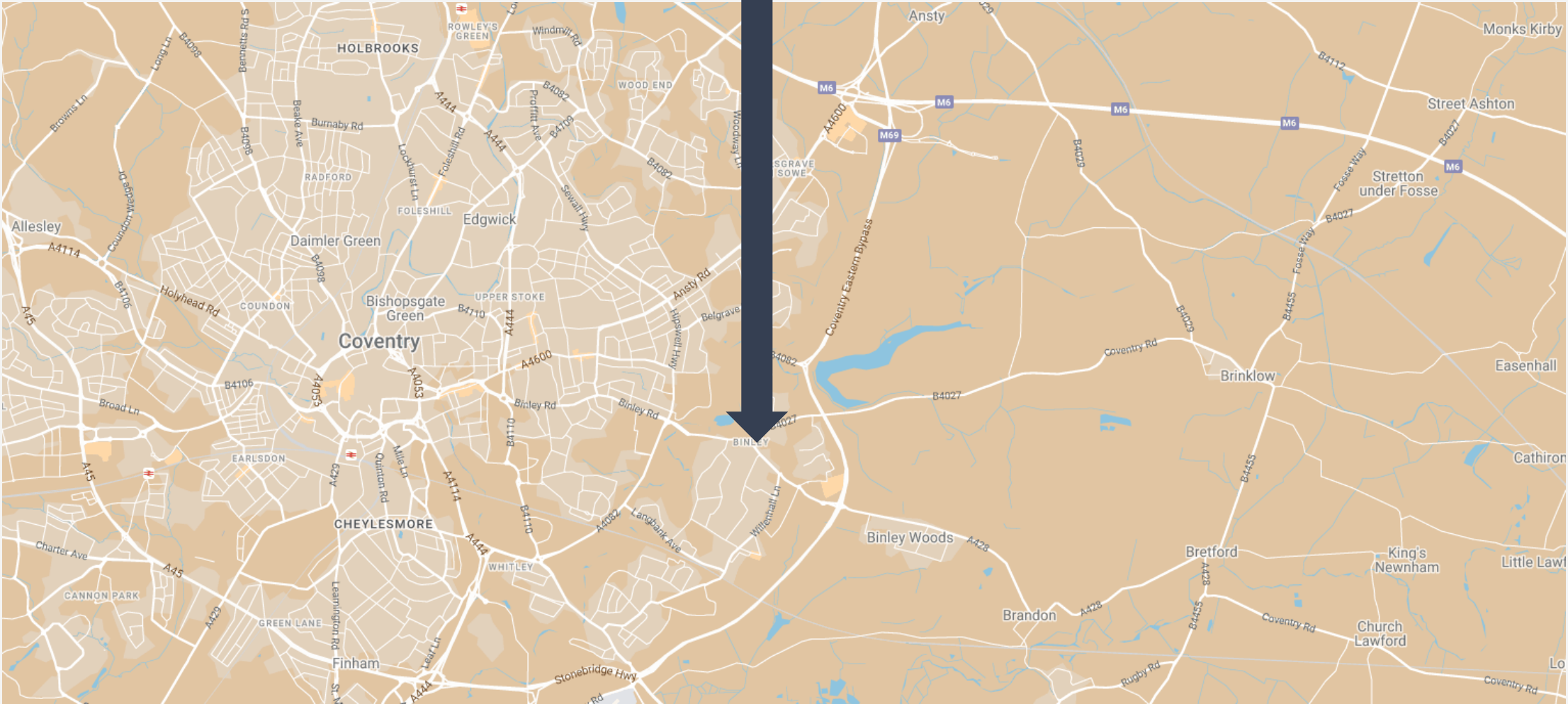
An EPC has been commissioned and will be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

LOCATION

Ross House, Binley Business Park, Coventry, CV3 2TR



The premises are located on Binley Business Park, Coventry, circa 2.8 miles to the east of Coventry town centre benefitting from excellent road connectivity. Junction 2 of the M6 and M69 are circa 2.5 miles to the north, reachable via the A49 and providing convenient access to Birmingham, Rugby, Leamington Spa, Nottingham, Tamworth and Stratford upon Avon. Birmingham airport is approximately 10 miles to the north-west.

Warwickshire Shopping Park, just 800 metres to the south-east, provides a wealth of amenities including a PureGym, M&S, TGI Fridays and Costa. Other amenities including a Lidl and McDonalds are reachable within a similar distance.

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To find out more, scan the QR code

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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.

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