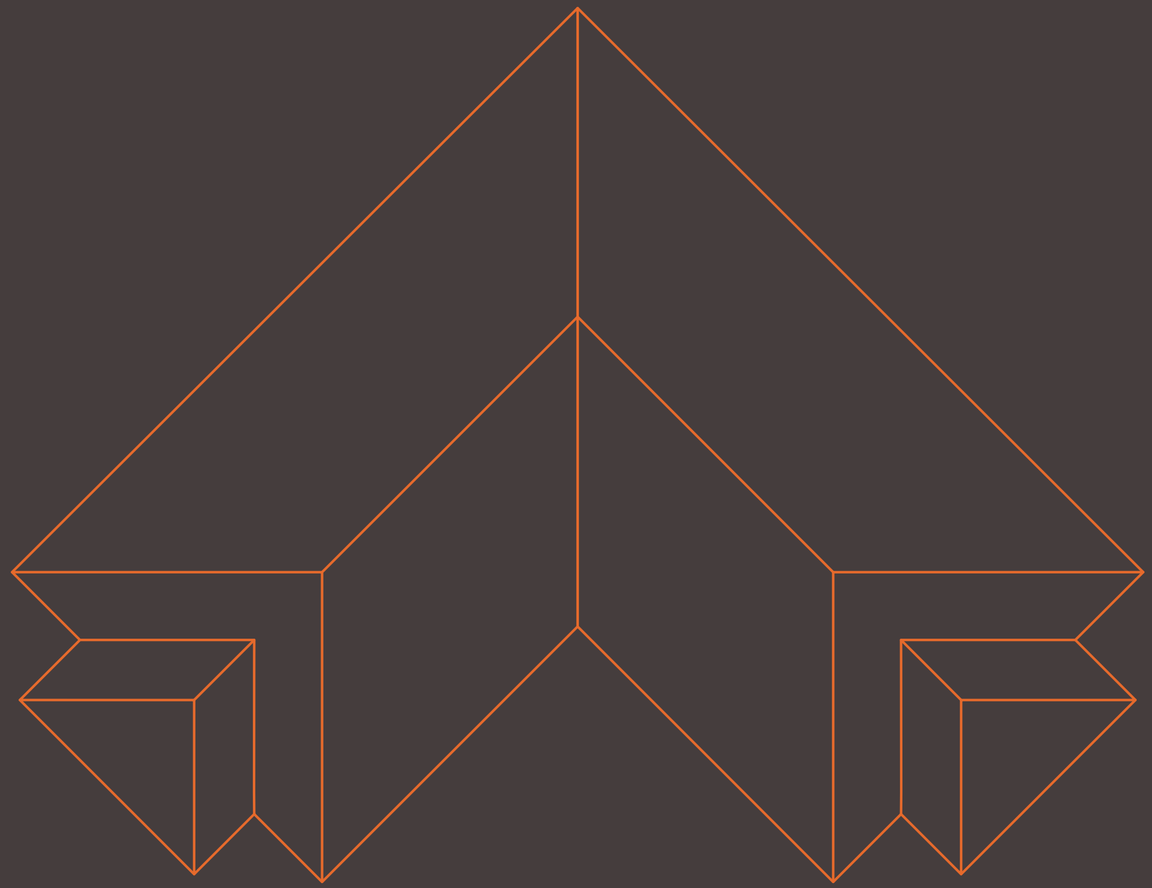
TO LET

ROSS HOUSE

Binley Business Park,
Coventry CV3 2TR



12,520 sq ft
Two-storey self-contained office

Comprehensively refurbished to a high specification

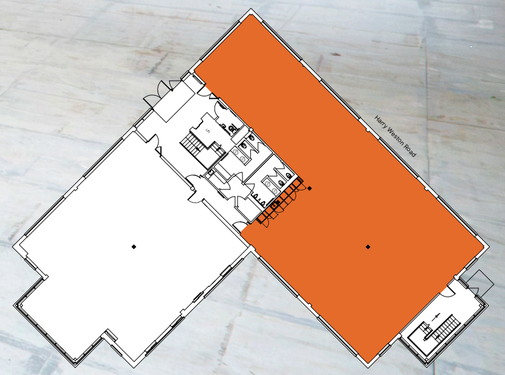
Connected.
Refurbished.
Available.

Featured specification:

- Open-plan layout
- New air conditioning with double glazing throughout
- 100Mb dedicated fibre, (upgradeable to 1Gb)
- New LED lighting
- New suspended ceilings
- Private parking for 67 vehicles, including EV charging
- Raised access floors
- Lift access to all floors



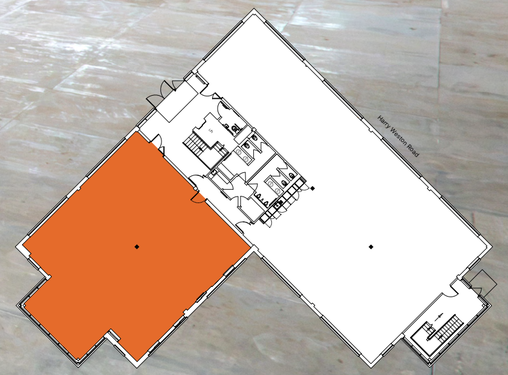
12,520 sq ft. Two-storey self-contained office.



Ground Floor

6,263 Sq ft / 582 Sq m

From a single floor to a landmark HQ



Ground Floor

6,263 Sq ft / 582 Sq m













The floorplate is yours to configure, with room for meeting rooms, private offices, and breakout areas wherever you need them. The building has a lift serving both floors, with refurbished WCs on each level including a DDA-accessible facility and tea points on both floors.

Take the whole building as a single headquarters, or just one floor. Each floor is a self-contained suite of around 6,260 sq ft, so the space can scale with how you grow.

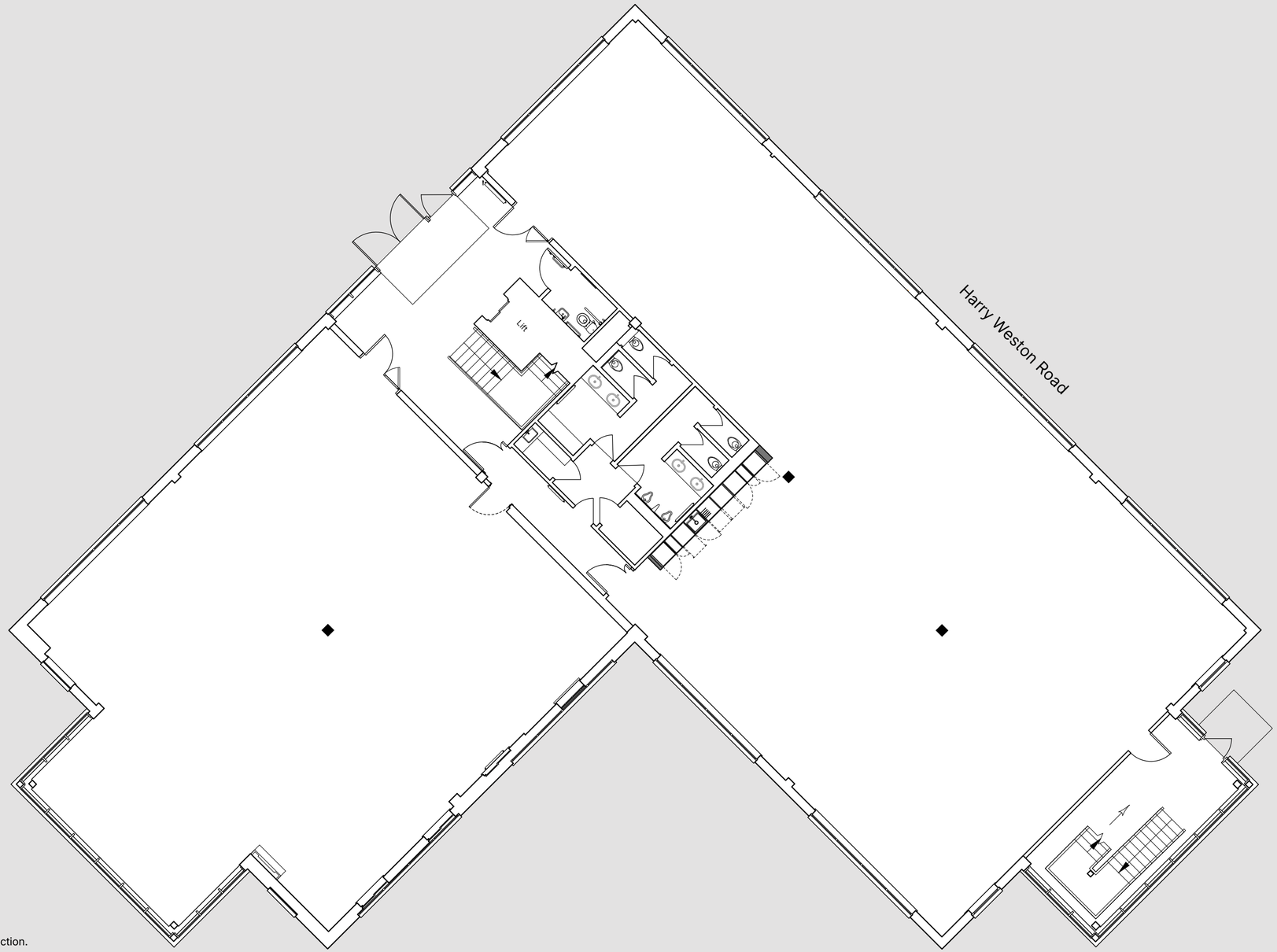
Set within approximately one acre of landscaped grounds, with 67 dedicated parking spaces, Ross House offers something increasingly rare: a building to yourself, with space and grounds to match.

Floor	Sq ft (IPMS3)	Sq m (IPMS3)
Ground floor	6,263	582
First floor	6,257	581
Total	12,520	1,163

Ground Floor

6,263 Sq ft

582 Sq m



1:100 Scale

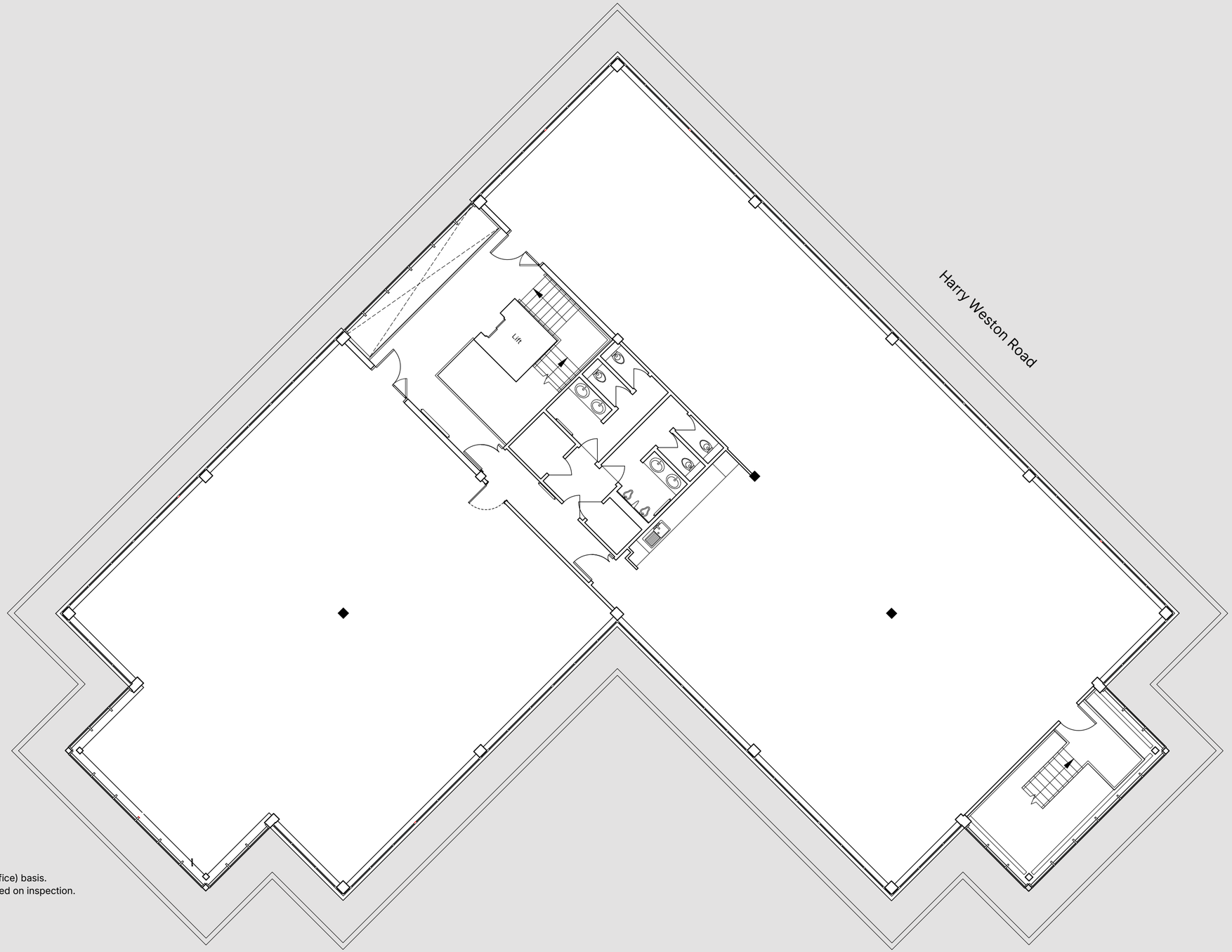
01 23 45 m
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All floor areas are quoted on an IPMS 3 (Office) basis.
Areas are approximate and should be verified on inspection.

First Floor

6,257 Sq ft

581 Sq m



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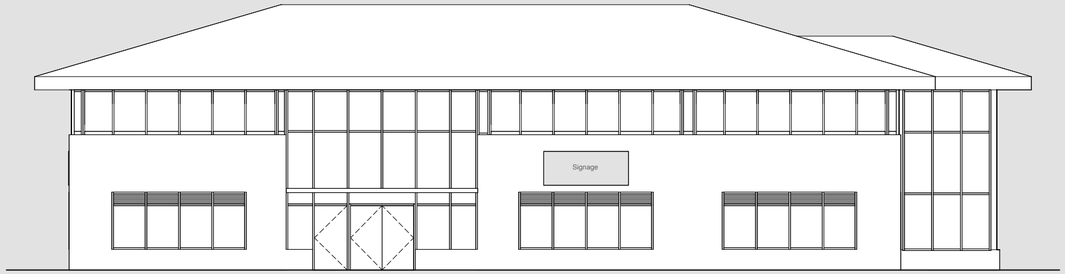
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01 23 45 m

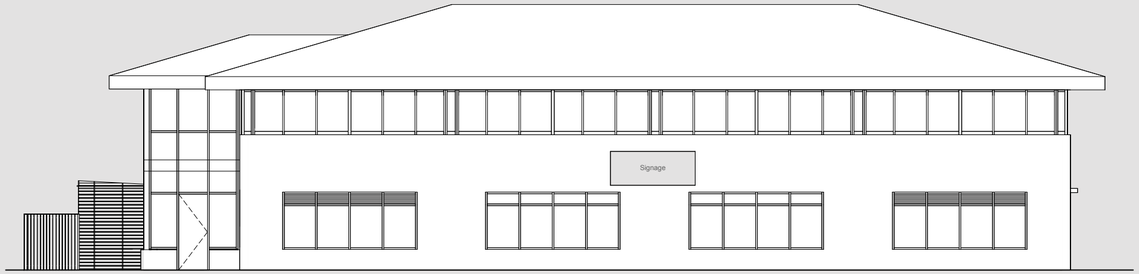
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All floor areas are quoted on an IPMS 3 (Office) basis.
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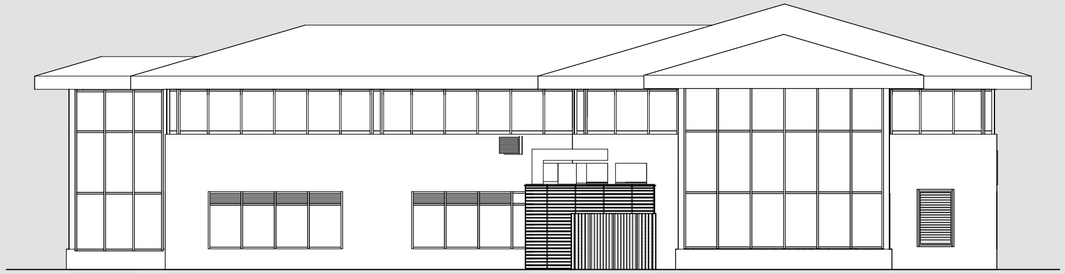
Elevations



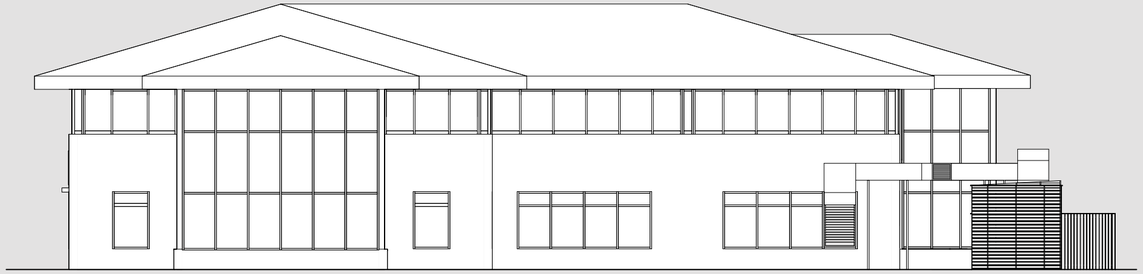
North West



North East



South East



South West

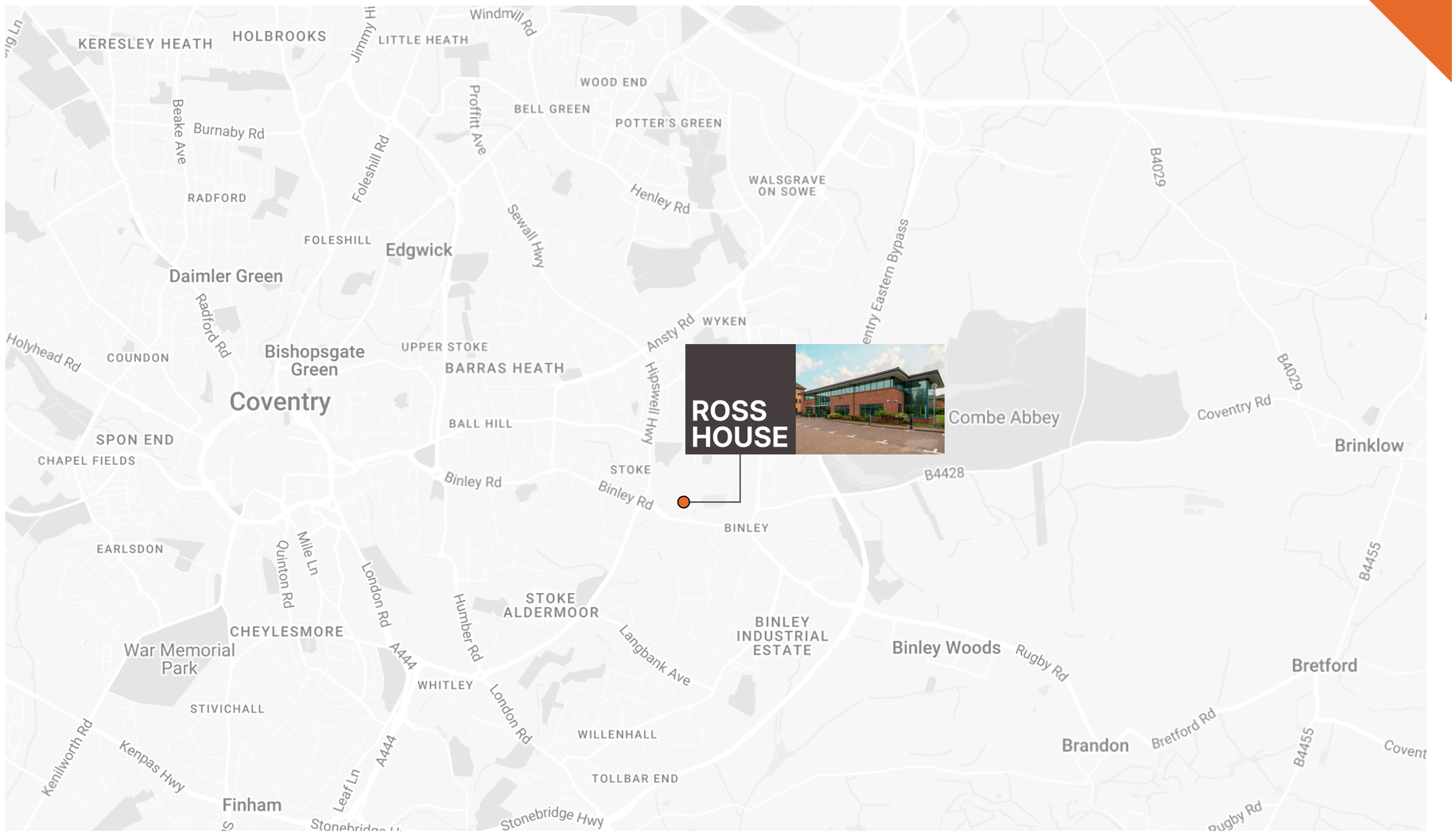
1:100 Scale



Easy to reach.
Easy to stay.

Located on Binley Business Park, 2.8 miles east of Coventry city centre. Junction 2 of the M6 and M69 is 2.5 miles away, with Birmingham, Rugby, and Leamington Spa all within easy reach. Birmingham Airport is approximately 10 miles to the north-west.

Warwickshire Shopping Park is a short walk away, with a gym, supermarket, and a range of restaurants on the doorstep. Everything a team needs through the working day, without getting in the car.



MOTORWAY

2.5 miles

M6 (Junction 2) / M69

TRAIN

15 mins

Birmingham by train from Coventry station

AIRPORT

10 miles

Birmingham Airport

LOCAL AMENITIES

800m

Warwickshire Shopping Park: PureGym, M&S, Costa, plus Lidl and McDonald's nearby.

TO LET

ROSS HOUSE

Binley Business Park,
Coventry CV3 2TR

Rent

£287,960 per annum /
£23 per sq ft.

Service charge

The tenant is responsible for the operation and maintenance costs of the building. A separate charge is payable to Coventry City Council for the general maintenance of Binley Business Park. Current rate £927 per annum.

Business rates

Estimated rateable value £195,000 / rates payable based upon £8.65 per sq ft. The rateable value will be reassessed following completion of the refurbishment. Interested parties should make their own enquiries with the local authority.

Legal costs

Each party is responsible for their own legal costs.

Use class

The property benefits from E use.

EPC

The property has an EPC rating of B (31), valid until 13 October 2036.

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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.

For all viewings and further information:

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