OFFICE | TO LET / FOR SALE

VIEW ONLINE



UNIT 1B COVENTRY INNOVATION VILLAGE, CHEETAH ROAD, COVENTRY, CV1 2TL

4,494 SQ FT (417.51 SQ M)

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Detached Grade A Two-Storey Office Building of 4,494 sq ft with 14 Parking Spaces, Close to Coventry City Centre.

- To Let or For Sale
- Approx. 4,494 sq ft (417.5 m2) NIA
- Detached, Self-Contained Grade A Office Building
- 14 Allocated Secure Car Parking Spaces
- Passenger Lift, Air Conditioning and Raised Floors
- Walking Distance of Coventry Station and City Centre
- Quick Access to the Ring Road, A45, A46 and M6
- Long Leasehold – c.128 Years Unexpired at a Peppercorn
- Offers in Excess of £1,000,000 (exclusive)





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DESCRIPTION

A modern, detached two-storey office building, built around 2006, providing approximately 4,494 sq ft (417.5 m²) of Grade A accommodation.

The building is of steel-frame construction with brick elevations and a distinctive barrel-vaulted roof. The front elevation features aluminium-framed double glazing and double entrance doors.

The ground floor provides an entrance hall, reception and waiting area, a mix of open-plan and cellular offices formed with demountable partitioning, welfare facilities and storage.

The first floor offers a landing and waiting area, further open-plan and cellular offices, a breakout area and kitchen, WCs and storage.

Specification includes a passenger lift, HVAC heating, cooling and ventilation, full-access raised floors, suspended ceilings with inset LED lighting, carpet and vinyl floor coverings and good natural light throughout.

Externally, there are 14 allocated car parking spaces behind a security barrier. All mains services are connected except gas.





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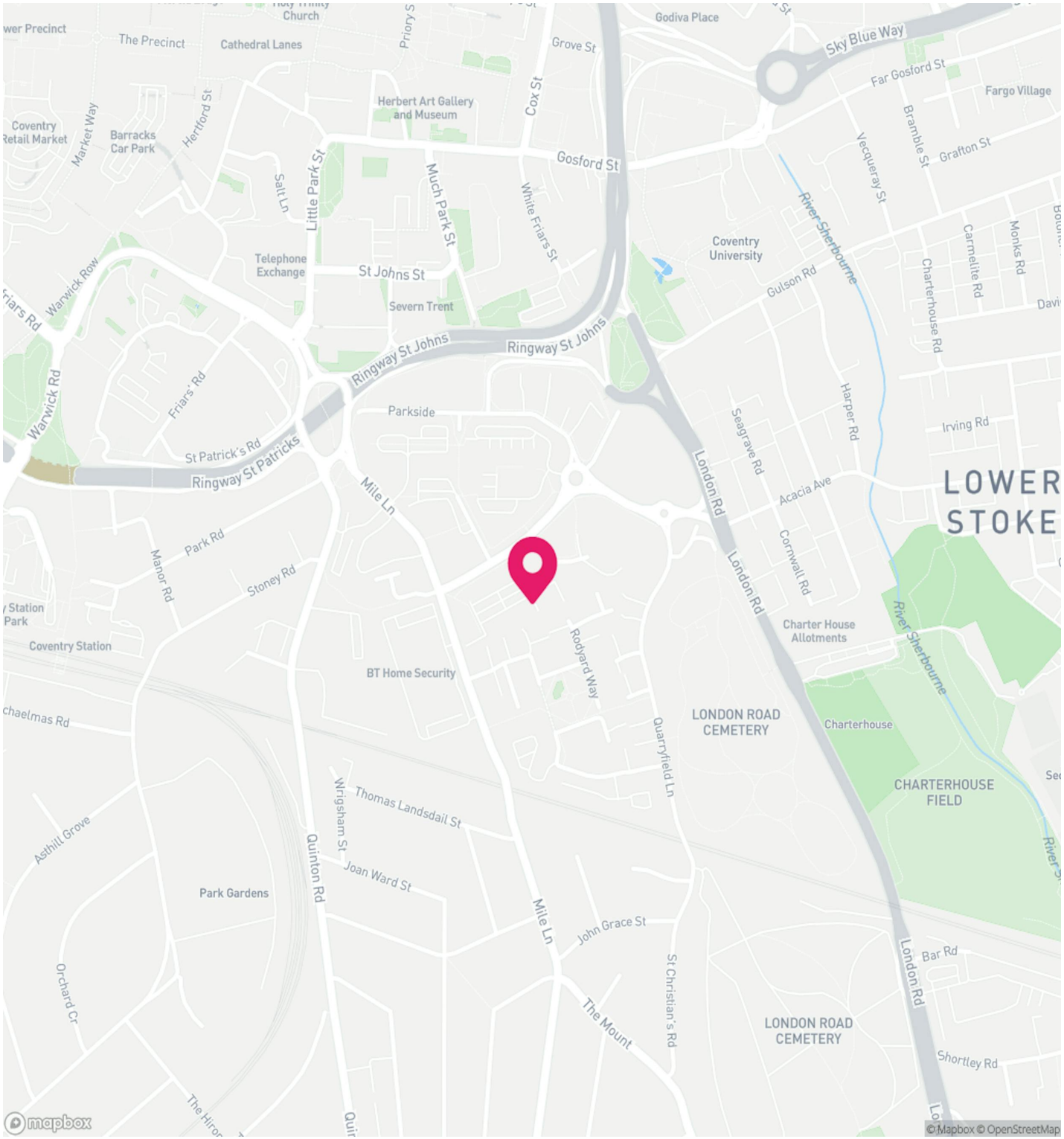
LOCATION

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The property is located within Coventry Innovation Village, part of the wider Coventry University Technology Park, off Cheetah Road.

The site is accessed via Puma Way, which connects to Parkside and Mile Lane, giving direct links to the A4114 London Road and the city ring road. Coventry railway station and the city centre are both within walking distance.

The park sits just south of the A4053 ring road, providing easy access to the A45, A46, M6, M69, M40, M42 and M1.



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Reception


ONELEAR





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AVAILABILITY

Name	sq ft	sq m	Availability
Building	4,494	417.51	Available
Total	**4,494**	**417.51**	

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TERMS

To Let: £90,000 per annum exclusive (£20.00 per sq ft) on new lease terms to be agreed.

For Sale: Offers in Excess of £1,00,000 for the long leasehold interest.

Tenure: Long leasehold for a term of 150 years less 4 days from 16 January 2004 at a peppercorn rent, with approximately 128 years unexpired.

RATEABLE VALUE

April 2026 - Rateable Value £68,000

SERVICES

We understand that all mains services, except for gas, are available on site.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

VAT

To be confirmed

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£90,000 per annum

PRICE

Offers in excess of £1,000,000 Long leasehold – c.128 years unexpired at a peppercorn rent

POSSESSION

Available Q1 2027

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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