



First Floor, Unit 4, Leofric Court, Coventry, CV3 2NT

HIGH QUALITY OFFICE PREMISES

Summary

Tenure	To Let
Available Size	1,165 sq ft / 108.23 sq m
Rent	£14,000 per annum
Rateable Value	£10,750 1 April 2023
EPC Rating	Upon enquiry

Key Points

- Excellent location adjacent to A46
- Refurbished office
- LED lighting
- Generous car parking

First Floor, Unit 4, Leofric Court, Coventry, CV3 2NT

Location

Leofric Court is situated on Progress Way, Binley Industrial Estate, approximately 3 miles to the east of Coventry City Centre and adjacent to the Coventry Eastern By-Pass (A46). The A46 by-pass provides dual carriageway connections to the M69 and M6 motorways (2 miles) for routes to the Midlands motorway network and the North and to the A45 at Tollbar Island (1 mile) for Birmingham, Birmingham Airport and the South.

Leofric Court is ideally positioned to take advantage of current infrastructure improvements and growth in commerce on the east side of the City. Ansty Park (MTC, Sainsbury's and London Taxi Co), Middlemarch (Airport and Gateway Scheme) and Whitley (Jaguar Land Rover). Other office occupiers at the building and nearby on Progress Way include Marposs Group, Bennetts Motorcycling Limited, Cityfibre and Microsoft.

Description

- The office space benefits from the following:
- Mainly open plan with one partitioned meeting room
 - Kitchen facilities
 - Perimeter 3 compartment trunking
 - Gas fired combi-boiler space and water heating

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First Floor	1,165	108.23
Total	1,165	108.23

Parking

5 car parking spaces in a secure, barrier controlled car park.

Rent

£14,000 per annum, exclusive of VAT to be levied on rent and other lease outgoings.

Lease Terms

The premises are available by way of a new Full Repairing & Insuring Lease for a term to be agreed.

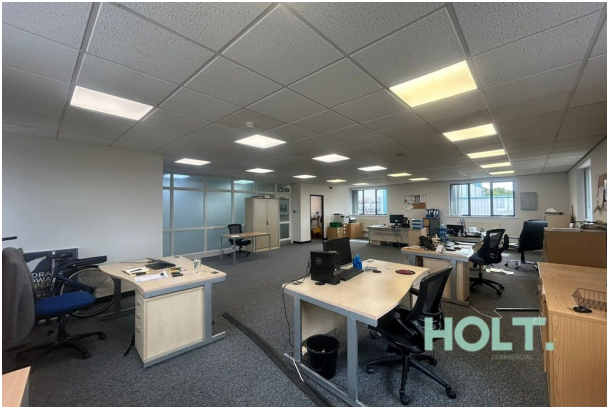
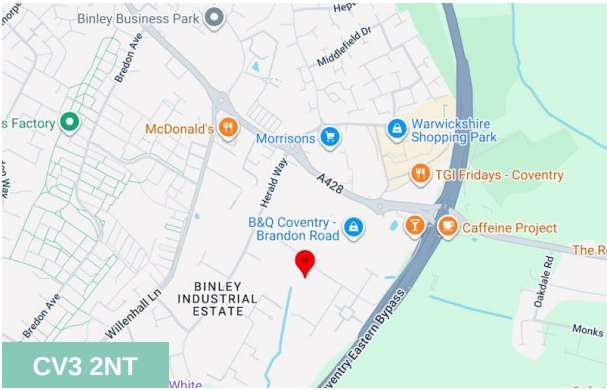
The Lease will include a Service Charge for upkeep of the common parts of the building and external areas of Leofric Court.

Estate Service Charge

There is an Estate Service Charge payable for the upkeep of the estate. The figure for the current service charge year is £1,812 per annum plus VAT.

Legal Costs

Each party to bear their own legal costs incurred in any transaction including Stamp Duty and VAT payable thereon.



Viewing & Further Information



Marie Farrell
024 7655 5180
marie@holtcommercial.co.uk

