



Unit 12, Ensign Business Centre, Westwood Business Park, Coventry, CV4 8JA

SELF CONTAINED OFFICE UNIT

Summary

Tenure	For Sale
Available Size	1,354 sq ft / 125.79 sq m
Price	£220,000 For the long leasehold interest
Rateable Value	£11,750 April 2023
EPC Rating	B (43)

Key Points

- Excellent road communications
- Self contained premises in modern courtyard style business centre
- 4 car parking spaces

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Location

Ensign Business Centre is situated on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry.

The park is well located for easy access to the A45 and the A46, which in turn link with the Midlands Motorway Network. The National Exhibition Centre and Birmingham International Airport are located approximately 20 minutes' drive to the west along the A45. There are half hourly rail links to London from Coventry mainline railway station.

Description

The premises form part of a courtyard style office development constructed in 1989.

Unit 12 provides accommodation on ground and first floor within a courtyard building of brick with pitched slate roof covering. The office is accessed from its self contained ground entrance door.

The accommodation is a mix of open plan with partitioned offices. Male and female toilets are located on the ground and first floor. Kitchen facilities are installed on both floors.

The property has 4 car parking spaces.

Accommodation

Description	sq ft	sq m
Ground Floor	687	63.82
First Floor	667	61.97
Total	1,354	125.79

Service Charge

A variable service charge is payable in respect of the common parts, the estate road, car parking, landscaping and management of the property. Further information available on request.

Purchase Price

The Long Leasehold interest, which has approximately 89 years to run at a Peppercorn, is available at £220,000.

Rateable Values (April 2023)

Unit 12: £11,550
4 Car Parking Spaces: £1,100

VAT

All prices quoted are exclusive of VAT unless otherwise stated.

Legal costs

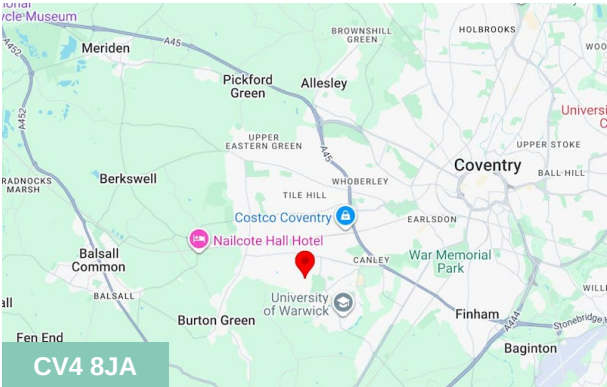
Each party to bear their own legal costs incurred in the transaction.

EPC

Available upon request.

Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser.



Viewing & Further Information



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