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COMMERCIAL

Office
TO LET



Oak House, Harry Weston Road, Binley Business Park, Coventry, CV3 2UB

FIRST FLOOR OFFICES

Summary

Tenure	To Let
Available Size	4,540 sq ft / 421.78 sq m
Business Rates	To be assessed. Interested parties should also make their own enquiries with the Local Authority.
EPC Rating	A (24)

Key Points

- Established Business Park location
- LED lighting
- 23 car parking spaces
- Close to amenities
- Close to A46 Eastern Bypass
- Comfort cooling
- Shower facility

Regulated by RICS

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Location

Oak House is located on Binley Business Park, Coventry, circa 3 miles east of the City Centre and immediately adjacent to the Coventry Eastern Bypass (A46). The A46 provides dual carriageway connections to the M69 and M6 (2 miles) for routes to the Midlands motorway network and the North and to the A45 at Tollbar Island (1 mile) for routes to Birmingham, Birmingham International Airport and the South (M45).

Occupiers on the Park include Coventry Building Society, NFU Mutual, Orbit Housing Association, Extracare Charitable Trust, Jewson and McCarthy & Stone.

Description

Oak House is a two storey office constructed in 1999 around a steel frame, with brick cavity walls and solid floors beneath a pitched concrete roof.

The accommodation is mainly open plan space with executive offices, meeting rooms and staff break-out. The offices benefit from comfort cooling and LED lighting. There is also a shower facility and lift access to the first floor.

Externally there is good parking provision of 23 spaces.

Accommodation

Description	sq ft	sq m
First Floor	4,540	421.78
Total	**4,540**	**421.78**

Tenure

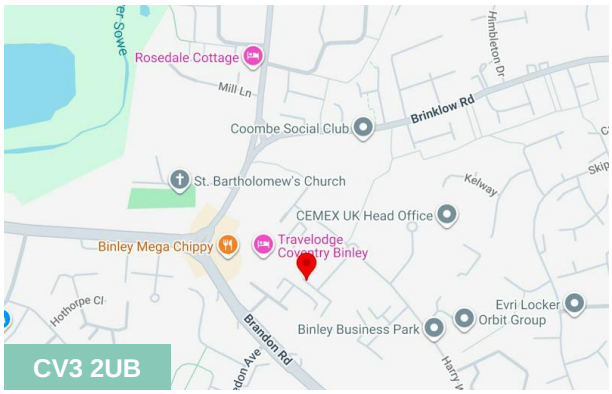
The premises are available by way of a new Lease for a term to be agreed.

Rent

£84,000 per annum exclusive

Service Charge

The tenant is responsible for its own costs and outgoings in respect of the premises and responsible to pay a service charge associated with the operation and maintenance of the building and its curtilage and an insurance rent. Details are available upon request.







Viewing & Further Information



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