



## Offices at Earlsdon Park, Butts Road, Coventry, CV1 3BH

### FIRST FLOOR OFFICES WITH PARKING

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	9,000 to 18,612 sq ft / 836.13 to 1,729.11 sq m
<b>Rateable Value</b>	£168,000
<b>EPC Rating</b>	C (61)

#### Key Points

- Close to Coventry Railway Station
- To be refurbished
- Onsite parking
- Single floorplate

# Offices at Earlsdon Park, Butts Road, Coventry, CV1 3BH

## Description

The available office are on the first floor of Earlsdon Park and provided suspended ceilings, heating and lighting. They are accessed via an impressive entrance foyer with lift and stair access to the first floor. The offices currently provide a combination of open plan and partitioned meeting rooms.

There is parking available for the office suite in the adjacent multi storey car park. There is also Pay & Display car parking to the front of the building.

## Location

Earlsdon Park Offices are located on Butts Road on a main arterial route in Coventry. The offices have excellent connectivity to Coventry Railway Station. The City boasts an excellent location in the UK's motorway network with access to the M6, M40, M42 and M69.

Coventry City Centre is also within walking distance of the property along with Pool Meadow Bus Station. Coventry City Centre is approximately 3/4 of a mile from the property.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First Floor	18,612	1,729.11
<b>Total</b>	<b>18,612</b>	<b>1,729.11</b>

## Tenure

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

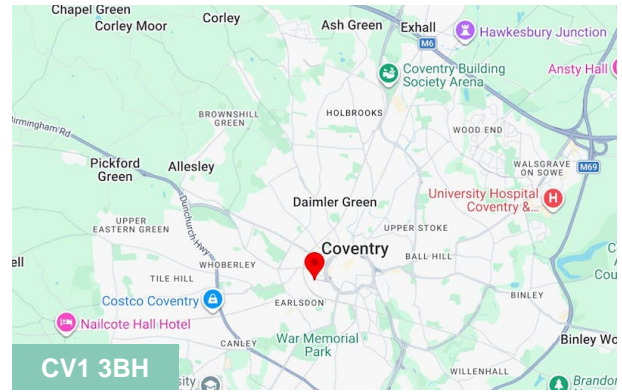
## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

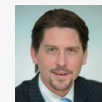
## Anti Money Laundering

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee.



## Viewing & Further Information



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