



HOLT.

## D2 Brandon Court, Progress Way, Binley, Coventry, CV3 2TE

### LEASE ASSIGNMENT MODERN SINGLE STOREY OFFICE PREMISES

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,377 sq ft / 313.73 sq m
<b>Rent</b>	£55,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	B

#### Key Points

- Close to Binley Office Park, JLR, Whitley & Ansty Park
- Adjacent to A46 Eastern Bypass
- Generous car parking
- High quality office space

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## Location

Brandon Court is situated approximately 2 miles to the east of Coventry City Centre near to Binley Business Park and adjacent to the A46 Coventry Eastern Bypass. The bypass provides dual carriageway connections to the A45, M69 and M6 (2 miles) for routes to the Midlands motorway network and Birmingham Airport. Brandon Court is located at the end of Progress Way, a turning off Herald Way, on Binley Industrial Estate.

## Description

The property comprises a spacious entrance reception area with two offices, along with kitchen and WC facilities accessed directly from the reception. A central hallway provides access to further offices and leads through to the main office hub.

The main open plan office includes a number of smaller offices to either side, together with a utility room and a boardroom.

Further benefits include air conditioning fitted throughout, LED lighting, double glazed windows and parking spaces for 20 vehicles.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Reception	629	58.44
Office 1	176	16.35
Office 2	176	16.35
Kitchen	93	8.64
Office 3	252	23.41
Conference Room	409	38
Office 4	453	42.09
Meeting Room	139	12.91
Server Room	135	12.54
Office 5	227	21.09
Main Open Office	688	63.92
<b>Total</b>	<b>3,377</b>	<b>313.74</b>

## Tenure/Service Charge

The property is currently let to Comex 2000 UK on a 6 year Full Repairing and Insuring Lease which is set to expire on 26 January 2028.

Comex 2000 UK also contribute £2,900 per annum towards a service charge for the estate.

## Business Rates

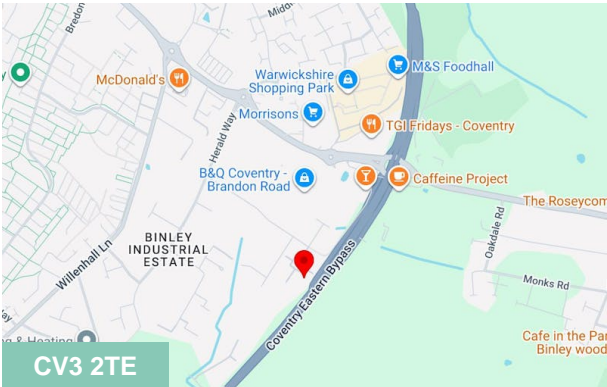
Rateable Value: £43,500 (1 April 2023 to present)

## VAT

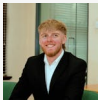
We are advised that VAT is applicable.

## Legal Costs

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



## Viewing & Further Information



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