

02476 450045

**1160 ELLIOTT COURT,
COVENTRY BUSINESS PARK, COVENTRY, CV5 6UB.**



TO LET

EXCELLENT QUALITY OFFICE SUITE

1,450 SQ. FT. (134.7 SQ. M.)

- Premier Business Park location
 - Close to A45 trunk road
- Raised floors with power/data/comms boxes
 - Heating & Cooling
 - 8 Car Parking Spaces
- Flexible Layout to Suit Occupier

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Location

Elliott Court is a high quality modern office development located on Coventry Business Park. The development is situated on the left-hand side of Herald Avenue, traveling towards the City Centre and is home to The Builders Merchant Federation, LDP Luckmans, A J A Architects and Protean Software. Notable adjacent occupiers include Deeley Construction, Robins & Day Citroen, Sainsbury's superstore, Pizza Hut, KFC, McDonalds and Village Hotel.

The A45 trunk road is within a few hundred meters for access to Birmingham, Birmingham Airport, London and the Midlands Motorway network. Coventry City Centre and train station are 2 miles to the east, via Hearsall Lane (B4101).

Description

A two-storey end of terrace office building constructed in patterned cavity brick with powder coated double glazed windows beneath a traditional timber roof with concrete tile covering. The building has a steel/glazed entrance canopy and is set behind landscaped parking bays. The main car park is to the rear and the offices have a pleasant outlook over the development courtyard and Standard Triumph Bowling Club green.

Currently configured as 4 offices off a central lobby, the space layout can be adapted to suit the occupiers requirement. Fixtures include raised floor boxes, Fujitsu air conditioning, suspended ceilings and light boxes, spot lights, kitchenette and carpet tiles. Existing partitioning is removable.

Accommodation

First Floor Office Suite	1,450 sq. ft.	(134.7 sq. m.)
Ladies and Gents toilets	-	-
8 car parking spaces.		

Services

Electric and water services are connected. The cost of water & drainage is apportioned between the suites. Electricity is separately metered. Individual offices are heated by Fujitsu heat pump condensers, with ground and first floor common areas and toilets heated by Sunflower electric radiators.

Letting

The first floor is available on a new internal repair and insurance lease for a term to be agreed. Initial rent for 12 months, £17,400 per annum.

A service charge will be levied under the lease for the costs of maintaining the structure, exterior, common parts and service media, together with the Elliott Court development maintenance charge.

Sale

The owner will consider selling the whole of the building, to include ground floor income producing office suits. Details on application.

Business Rates

First floor currently has 5 assessments with aggregate Rateable Value £17,575.
Business rates payable, 2022/2023: £8,770

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EPC - C75

Legal Costs

Each party is to be responsible for their own legal costs associated with grant of the Lease including any stamp duty and VAT payable thereon.

Viewing

By appointment with the sole agent

Drake Howard Property Limited

4 Leofric Court
Progress Way
Binley
Coventry
CV3 2NT

Contact: Marie Farrell
Marie@drakehoward.co.uk



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Email: office@drakehoward.co.uk