

02476 450045

**C1 BRANDON COURT
PROGRESS WAY, BINLEY, COVENTRY, CV3 2TE.**

**MODERN SINGLE-STOREY,
SELF CONTAINED OFFICE PREMISES.**



TO LET
2,750 SQ. FT. (255.48 SQ. M.)

- * Close to Binley Office Park, JLR, Whitley & Ansty Park.
- * Adjacent to A46 Eastern By-Pass.
- * 12 Car Parking Spaces

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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 by-pass. The by-pass 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. Tenants on site include Microsoft Limited, Cityfibre, Minitab, Comex 2000 (UK) Limited and Bennetts Motorcycling Services Limited.

Morrisons, B&Q and the Warwickshire Shopping Park are all close. New developments are on-going at Ansty Park (Sainsbury, MTC, London Taxi, Fanuc & AVL) and Whitley (Jaguar Land Rover), to underline the strength of the east side of Coventry as a commercial location.

DESCRIPTION

C1 is an established office in a courtyard development setting. The floor plan is "L" shaped with partitioned offices and has the following fixtures and fittings.

- Suspended ceilings with fluorescent light boxes
- Gas fired central heating - Ideal Mexico boiler
- Carpet tiles

ACCOMMODATION

Offices	Net Internal Area.	2,750 SQ. FT.	(255.48 SQ. M.)
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Male, Female and disabled WC facilities.

12 allocated car parking spaces.

LEASE TERMS

The office premises is offered on a new 6 year full repairing and insuring lease at a commencing rent of £44,000 per annum. A service charge is levied under the lease for maintenance of the common parts of the estate (currently £2,500 per annum). VAT is levied on all sums reserved under the lease.

BUSINESS RATES

Rateable Value	£30,500
Business Rates Payable 2023/2024	£15,220

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LEGAL COSTS

Each party is to bear their own legal costs associated with the lease assignment including any stamp duty and VAT.

EPC - D86

VIEWING

By appointment with the agent:

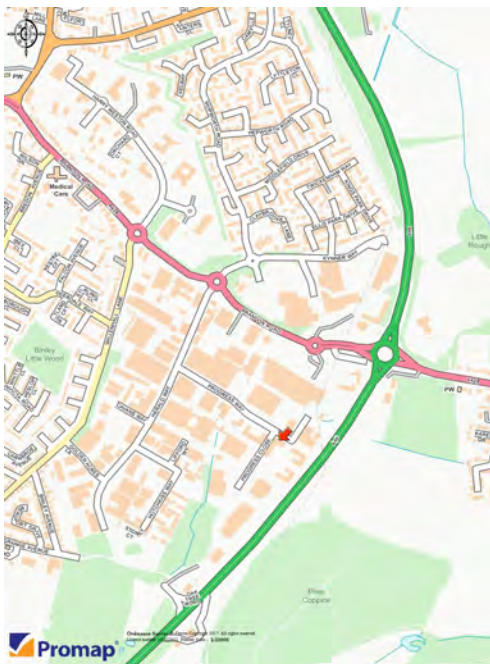
Drake Howard Property Limited

4 Leofric Court, Progress Way, Binley, Coventry, CV3 2NT.

Marie Farrell

Marie@drakehoward.co.uk

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