



CGI of proposed refurbished entrance.

Up to 4,408.8 sq m (47,456 sq ft) To be refurbished

Property Highlights

- HQ-style office building on the well-established Westwood Business Park.
- Triple height entrance foyer, to be remodelled with concierge reception and breakout space.
- Extensive basement to be refurbished to provide tenant amenities.
- Situated within extensive landscaped grounds.
- Air conditioning
- Full accessed raised floor
- Suspended ceiling with recessed lighting
- 3 x 8-person passenger lifts
- 287 car parking spaces (ratio of 1:165 sq.ft.)

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**CUSHMAN &
WAKEFIELD**

TO LET

Greenwood House

Westwood Business Park, Coventry, CV4 8TT

Location

Greenwood House is prominently positioned on the 100-acre Westwood Business Park immediately adjacent to the main campus of the University of Warwick campus, west of Coventry City Centre.

The park is well located for easy access to the A45 and A46, link with the Midlands motorway network. The National Exhibition Centre and Birmingham Airport are approximately 15 minutes' drive along the A45. There are frequent rail links to London Euston from Coventry Train Station, which itself has undergone extensive redevelopment in recent years.

Description

Greenwood House comprises a three-storey office building which is due to undergo significant redevelopment to the common areas and amenity offer. The Property is situated within extensive landscaped grounds which may be utilised by occupiers for breakout and recreation space.

The Property is accessed via a large reception area which benefits from a triple height atrium which is proposed to be imaginatively redesigned to provide a concierge service and breakout space. The office floorplates are split across two equal wings with a lift lobby, communal toilets and space for kitchenette and breakout space in the central core.

The basement is also proposed to provide nearly 4,000 sq.ft. of tenant amenity as an additional offer to the landscaped grounds. The Property also benefits from a private car park with 267 spaces, providing an excellent parking ratio of 1:165 sq.ft.

Accommodation

Description	Sq Ft	Use
Basement	3,007	Amenity
Reception	3,090	Reception
Ground Floor	13,511	Office
First Floor	13,920	Office
Second Floor	13,928	Office
Total	47,456	

Areas are approximate and to be finalised on an NIA basis.

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EPC Rating

Currently D(91), targeting B rating following refurbishment.

Quoting Terms

Price on Application and subject to specification.

Business Rates

Rateable Value (2023 list) – split into 2 hereditaments:

- Part Basement and Ground Floor RV - £132,000
- First and Second Floors RV - £234,000

Occupiers are advised to make their own enquiries.

Services

We understand that all mains' services are connected.

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

Available by way of a new lease to be agreed.

Viewings

Strictly by appointment with joint agents, Cushman & Wakefield or Bromwich Hardy.



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The above images are CGIs and are intended for illustrative purposes only.

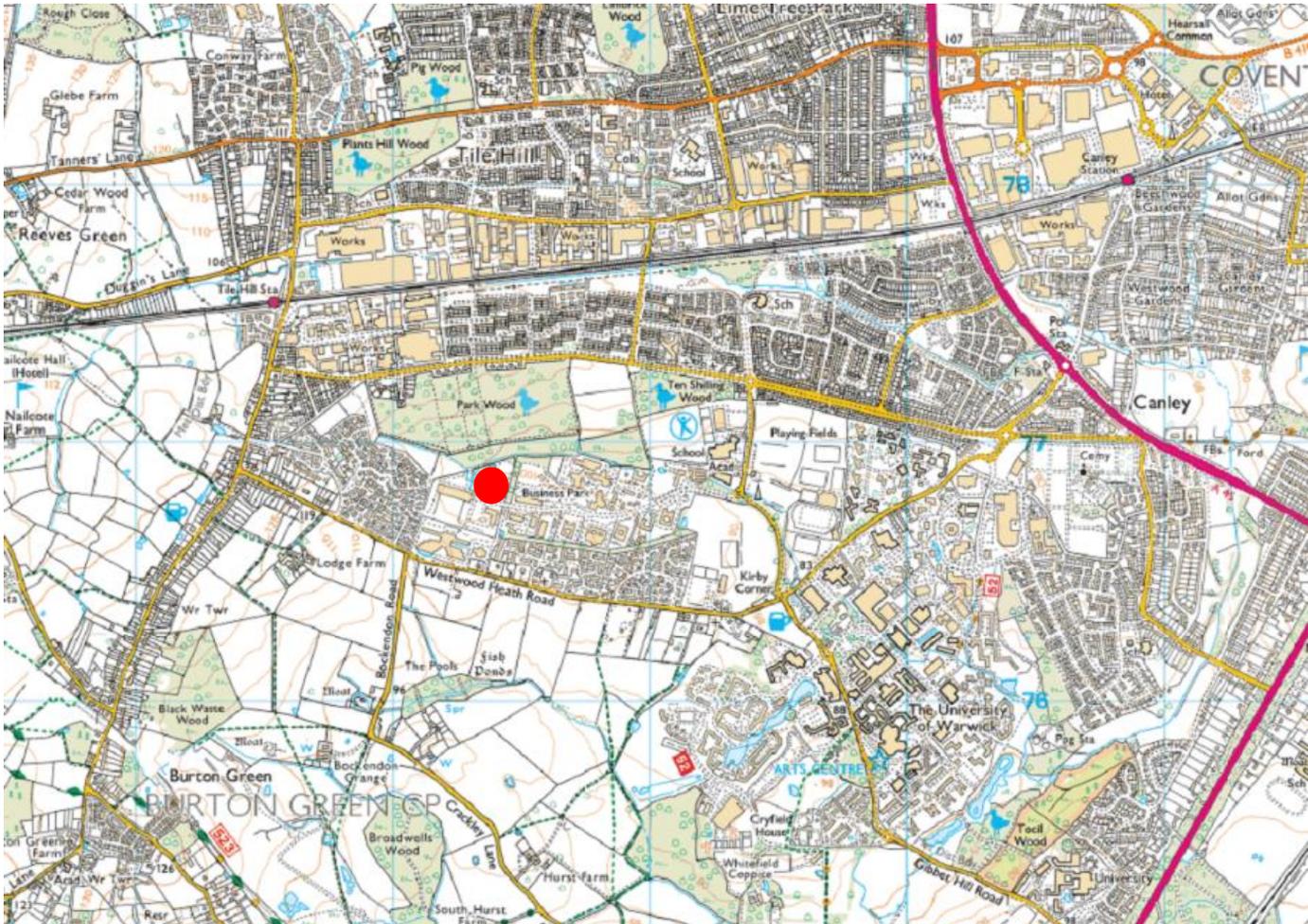


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ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Particulars prepared March 2024

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