CUSHMAN & WAKEFIELD

TO LET

Former Eon HQ Building

Westwood Business Park, Westwood Way, Coventry, CV4 8LG



125,402 sq ft (11,650.22 sq m)

Property Highlights

- Self-contained office building.
- Available Leasehold.
- Total site is approx. 3.8 hectares / 9.3 acres
- 598 on-site parking spaces, including surface & visitor bays.
- 25 EV charging points.
- Landscaped site with mature greenery.
- Located near to the University of Warwick & Coventry City Centre.
- Two access points to the Property.

For more information, please contact:

David Rigby MRICS
Partner
+44 (0)121 710 4636
07730 735 889
David.rigby@cushwake.com

Callum Gilbert MRICS
Senior Surveyor
+44 (0)121 710 5647
07766 120 682
Callum.Gilbert@cushwake.com

No.1 Colmore Square
Birmingham
B4 6AJ
T: +44 (0)121 697 7333

www.cushmanwakefield.com

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Location

This large HQ style building occupies a prime position within the established 100-acre Westwood Business Park, close to the University of Warwick and west of Coventry City Centre. The site has two entrances which aids access and egress.

The park offers excellent regional and national connectivity. The A45 and A46 provide direct links to the Midlands motorway network, while Birmingham Airport and the NEC are reachable in approximately 20 minutes by car. Coventry City Centre is 10 minutes away and its railway station offers regular direct services to London Euston, with the station itself benefitting from recent multimillion-pound redevelopment.

Description

The building comprises a three-storey office building based around a central atrium which floods the property with light.

Externally, the site offers 598 car parking spaces, including 25 EV charging points.

The building benefits from a fantastic outlook over woodland area with large ponds.

Accommodation

Description	Sq Ft
Basement / LG	5,501*
Basement / LG	3,554*
Ground Floor	46,479
First Floor	33,863
Second Floor	36,005
Total	**125,402**

** Floor areas are approximate and taken from the Valuation Office Agency*

Highlights

- HQ-style office building on the well-established Westwood Business Park.
- Situated within extensive landscaped grounds.
- 4 passenger lifts.
- 598 car parking spaces, including 25 EV charging points.

EPC Rating

EPC to be confirmed by the agents.

Quoting Terms

Available upon Application.

Business Rates

Rateable Value (2026 list) – £1.15m approx. Occupiers are encouraged to make their own enquiries.

Services

We understand that all mains' services are connected.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

The Property is available by way of a new lease.

Viewings

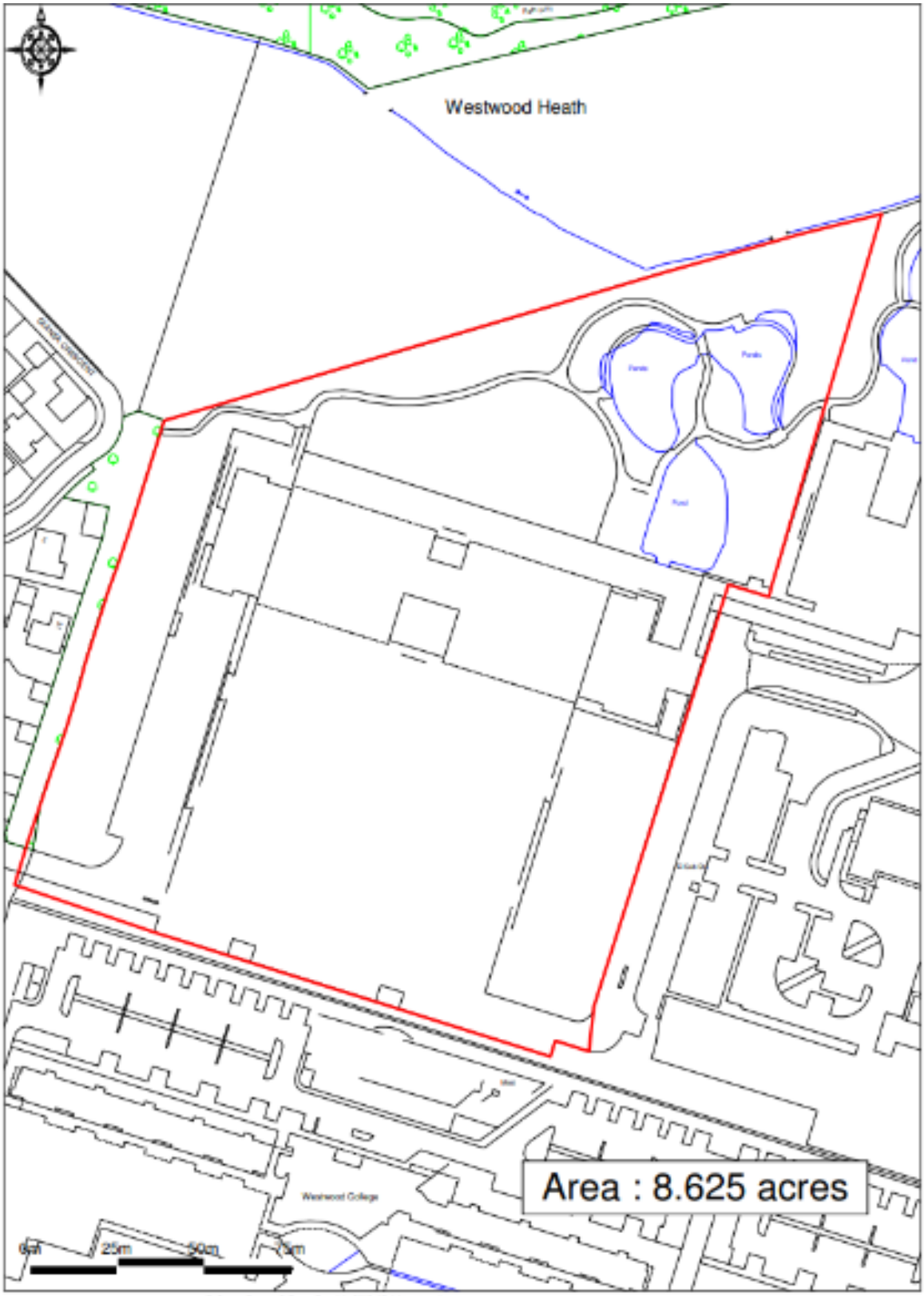
Strictly by appointment with sole agents, Cushman & Wakefield.

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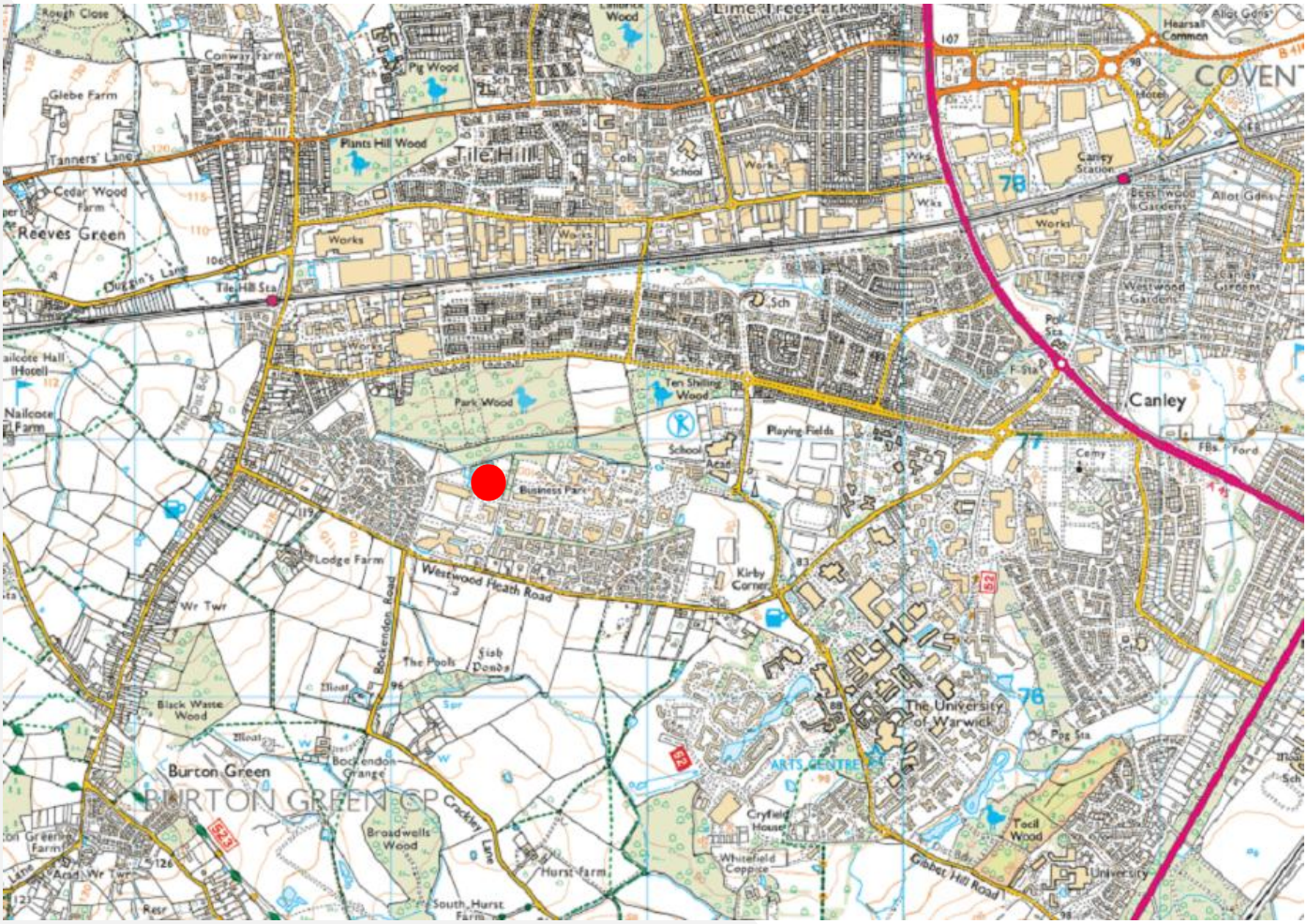
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ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

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 October 2026

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