

BROMWICH HARDY
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OFFICE TO LET

VIDEO TOUR

VIEW ONLINE

209 TORRINGTON AVENUE, COVENTRY, CV4 9AP

To Rent: £4,212.45 - £12,840.63 per annum

127 to 389.11 sq ft (11.80 to 36.15 sq m)

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Description

West Park is an established business estate in a recognised and busy industrial location and is home to a range of reputable occupiers. Offering flexible furniture fittings and custom terms to suit your needs. Onsite parking is offered for tenants.

The space available consists of a spacious main office, accompanied by 8 smaller separate offices, which are ideal for use as private suites, meeting rooms and storage. The offices also benefit from two WCs and a modern kitchen and break room.
The property has been newly refurbished to a high specification.

Summary

- Extensively refurbished
- Established business location
- Less than 10 minutes from Coventry station and city centre
- Flexible Terms
- Easily accessible via the A45
- Ready for Occupation
- EPC rating B
- Utilities and service charge included in rent





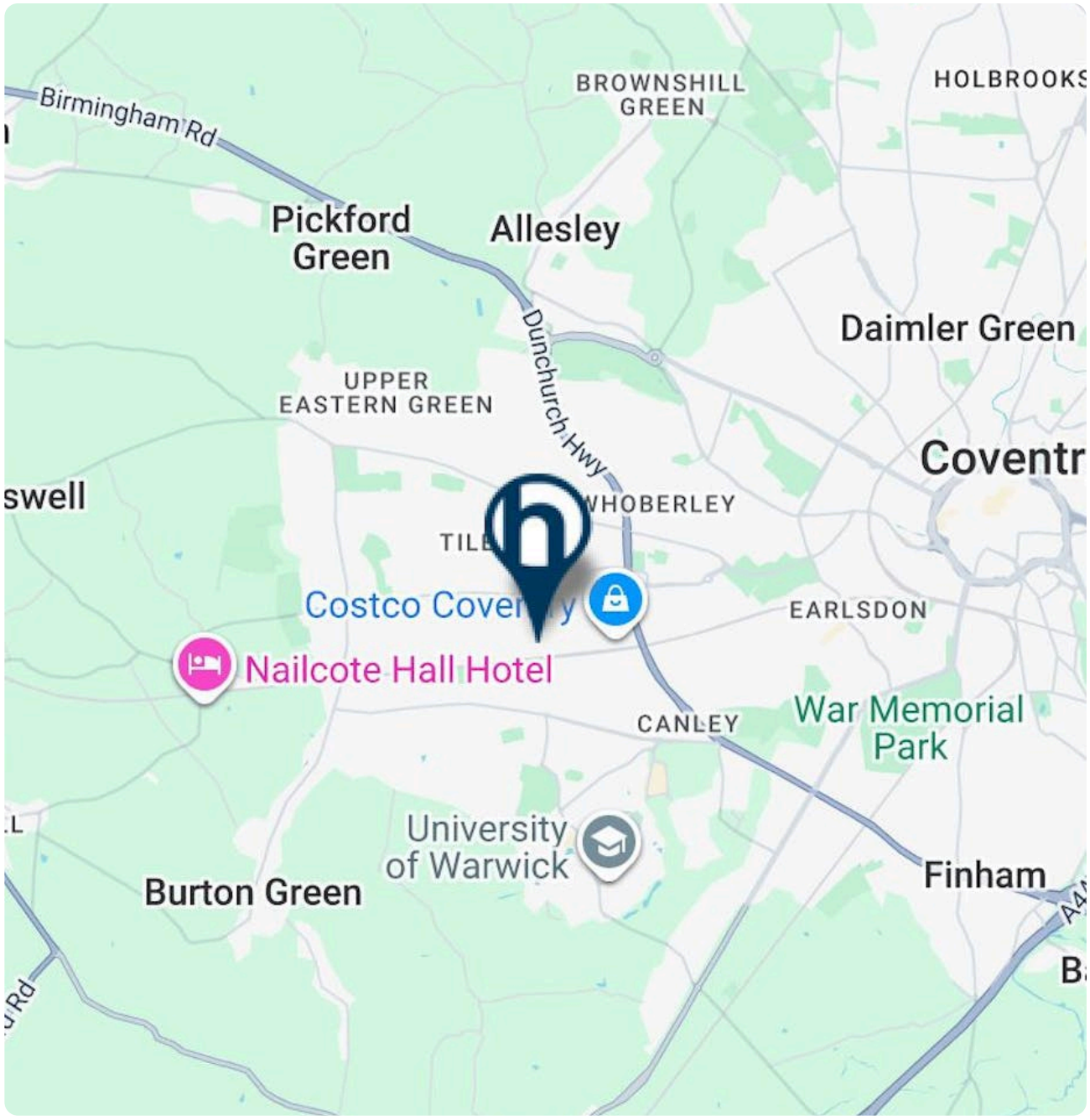
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Location

West Park is well situated within the established Torrington Avenue Industrial Estate, which is easily accessible via the A45.
The city centre is some two miles away, Leamington Spa and Warwick are approximately eight miles away and the M6 motorway is accessible via the A444.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.





















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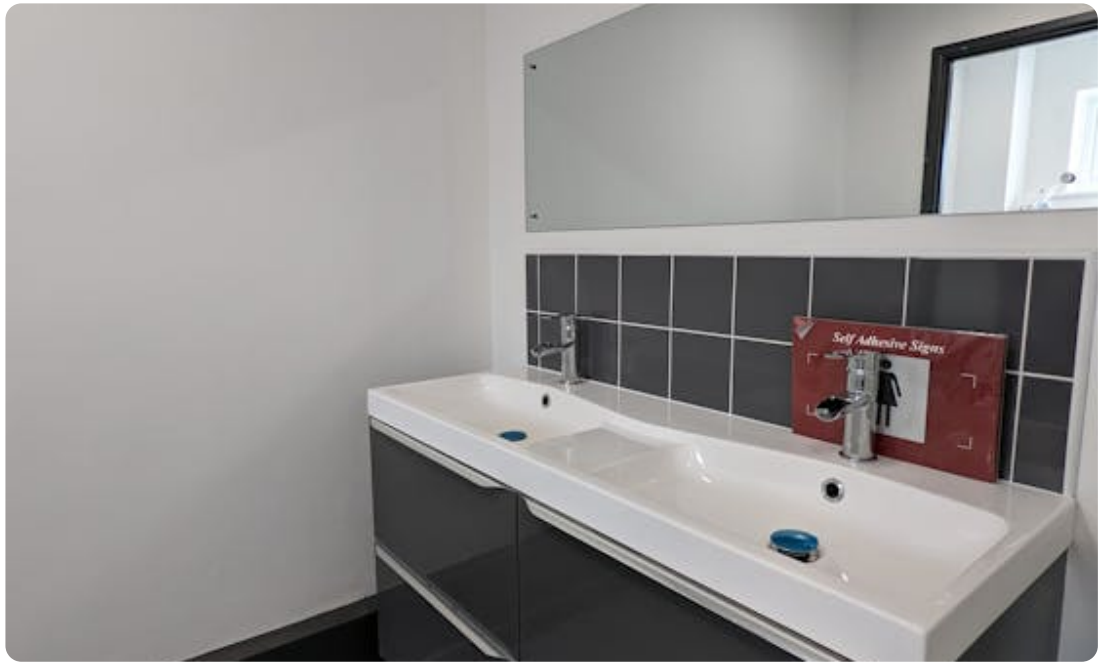
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GALLERY









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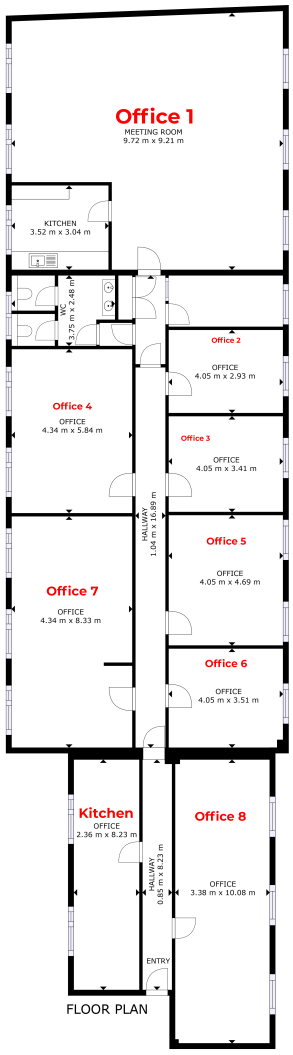


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FLOOR PLAN



FLOOR PLAN

Name	Min Size	Max Size	Dimension	Rent
Office 1	963.58	963.58	Sq Ft	£31,798.14
Office 2	127.65	127.65	Sq Ft	£4,212.45
Office 3	148.64	148.64	Sq Ft	£4,905.12
Office 4	272.75	272.75	Sq Ft	£9,000.75
Office 5	204.40	204.40	Sq Ft	£6,745.20
Office 6	152.95	152.95	Sq Ft	£5,047.35
Office 7	389.11	389.11	Sq Ft	£12,840.63
Office 8	366.72	366.72	Sq Ft	£12,101.76

GROSS INTERNAL AREA
FLOOR PLAN: 321 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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RENT

£4,212.45 - £12,840.63 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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