# WELLAND HOUSE

WESTWOOD BUSINESS PARK · COVENTRY · CV4 8AE



## GRADE A OFFICE SPACE

**TO LET**

**7,231 – 15,024 SQ FT** (671.80 - 1,395.79sq m)






# A HIGH-QUALITY WORKPLACE

## IN AN ESTABLISHED BUSINESS PARK



- Grade A office space
- Excellent business park location
- Close to the University of Warwick
- Well connected to the A45, M42 and M6
- Heating & cooling
- Sensor-triggered LED lighting
- Raised floors
- 40 parking spaces

## DESCRIPTION

**Welland House is a high-quality office building set within exceptionally landscaped grounds at Westwood Business Park, one of Coventry's established business locations.**

The building provides two substantial office suites, offering a combined 15,024 sq ft of accommodation. Both suites benefit from a range of modern office facilities, including sensor-triggered LED lighting, heating and cooling, raised floors and 40 parking spaces.

Already home to Bruker, a highly respected Life Sciences company, Welland House provides an established business environment with excellent accessibility and a strong commercial setting.



## ACCOMMODATION

| Suite | Sq Ft | Sq M |
|---|---|---|
| Suite A | 7,231 | 671.80 |
| Suite B | 7,793 | 723.99 |
| **TOTAL** | **15,024** | **1,395.79** |




# FLEXIBLE OFFICE ACCOMMODATION

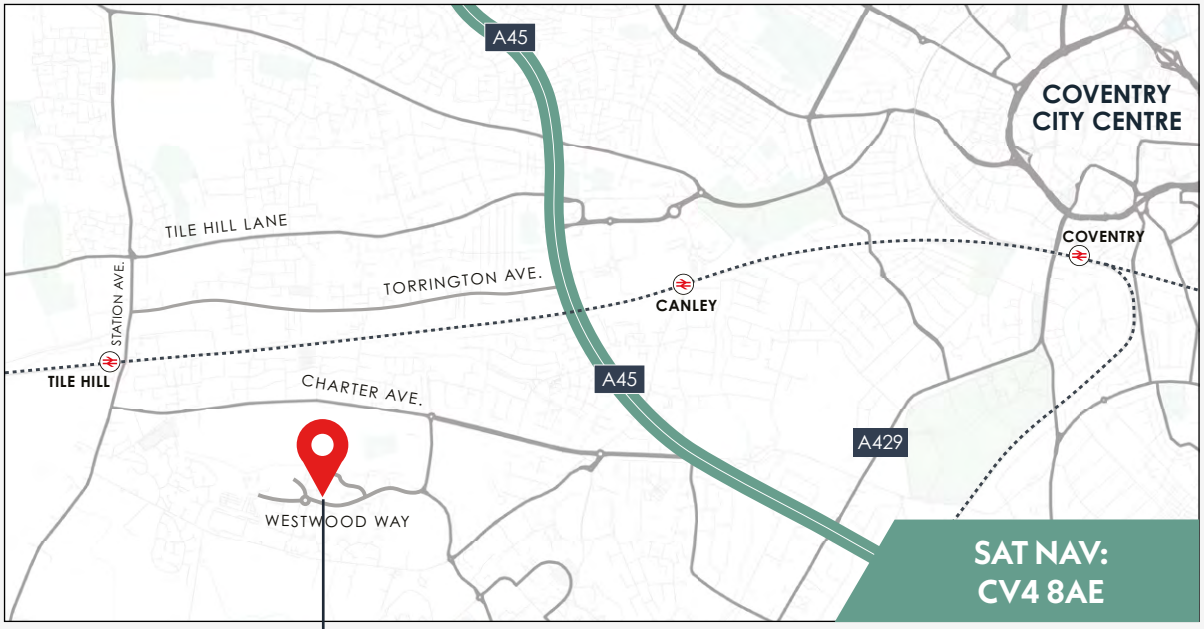
## TWO SUBSTANTIAL SUITES




## SPECIFICATION

- Full fan-coil air-conditioning
- Heating and cooling
- Fully accessible raised floors
- Suspended ceilings with LED recessed lighting
- Sensor-triggered LED lighting
- Excellent natural lighting
- Floor plates offering strong potential for divisibility
- Generous floor-to-ceiling height of approximately 2.70m
- 13-person (1,000kg) passenger lift
- Shower facilities
- Male and female toilets on each floor
- Extensive areas of soft landscaping
- 40 parking spaces
- EPC C58




## LOCATION

**Welland House is located on Westwood Business Park, an established campus-style office park in southwest Coventry.**

The business park is in close proximity to the University of Warwick and benefits from excellent road connections via the A45, providing direct access to the M42, Birmingham Airport, the NEC and Coventry city centre.

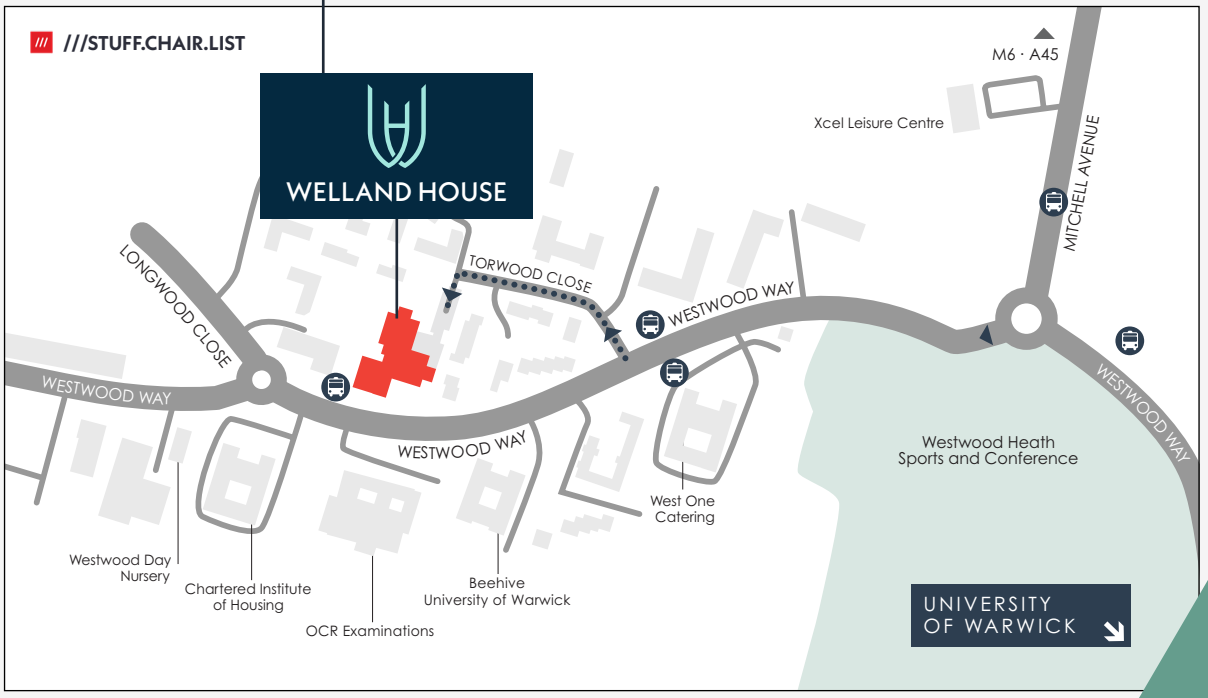
The M42 is approximately 10 miles away, while the M6 is approximately 11 miles away, providing convenient access to the wider motorway network.

**M42 (J6)**
10 miles

**M6 (J2)**
11 miles

**Birmingham Airport**
10 miles

**Coventry City Centre**
5 miles






# A WELL-ESTABLISHED BUSINESS LOCATION

## SPACE TO SUIT YOUR BUSINESS

Boundaries are indicative only





WELLAND HOUSE











# WELLAND HOUSE

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## TERMS

Leasehold.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

Energy Performance Asset Rating: C-58.

## VAT

Applicable.

## VIEWINGS

Strictly by prior appointment through the sole agents:

BROMWICH HARDY

024 7630 8900

www.bromwichhardy.com

**TOM BROMWICH**
07718 037 150
tom.bromwich@bromwichhardy.com

**HARVEY WELLS**
07990 050 091
harvey.wells@bromwichhardy.com

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