

7 ORCHARD COURT, BINLEY BUSINESS PARK, COVENTRY, CV3 2TQ

For Sale: Price on application
To Rent: £15.50 per sq ft

1,813 to 3,778 sq ft (168.43 to 350.99 sq m)

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

Description

This quality modern two-storey office building is of brick construction with pitched tiled roof. Each floor is accessed via an impressive two-storey atrium reception area. Internally the premises are fully carpeted with double glazing, variety of lighting, gas fired central heating, suspended ceilings and perimeter trunking electricity. The premises are set within a landscaped environment that includes 23 designated car parking spaces for the building.

Summary

- Self contained office building
- Ample parking available
- Popular business park location
- Offices are available on a floor-by-floor basis or as a whole
- The landlord may consider a sale of the long leasehold interest





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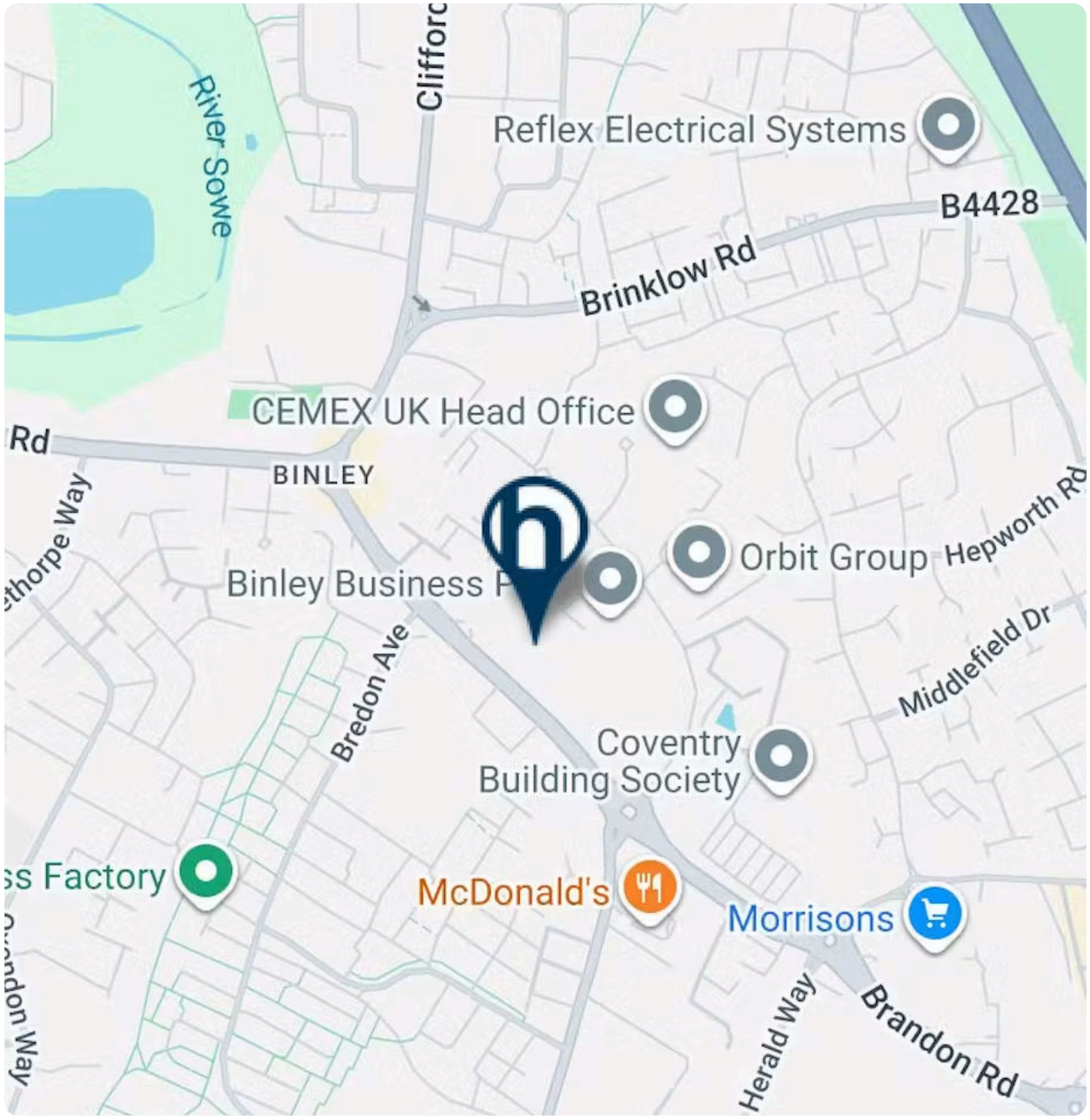
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Location

The premises are located on the extremely popular Binley Business Park development, off Harry Weston Road which links with the A428 Brandon Road, less than a ¼ of a mile from the A46 Eastern Bypass. This in turn, provides direct access to the M6 and M69 motorways, approximately three miles to the north and also providing excellent access to the A45 and the M45, M40 and M42 motorways. In addition the Business Park lies approximately 4 miles to the east of Coventry City Centre. Binley Business Park houses a variety of major office occupiers including Barclays Bank, HSBC, Orbit Housing Association, University of Warwick Innovation Centre, Jewsons (HQ) and the Coventry Building Society. The property benefits from a range of local amenities including McDonald's, B&Q, several petrol stations and cafes. The nearby retail park provides several shopping, food and leisure facilities.



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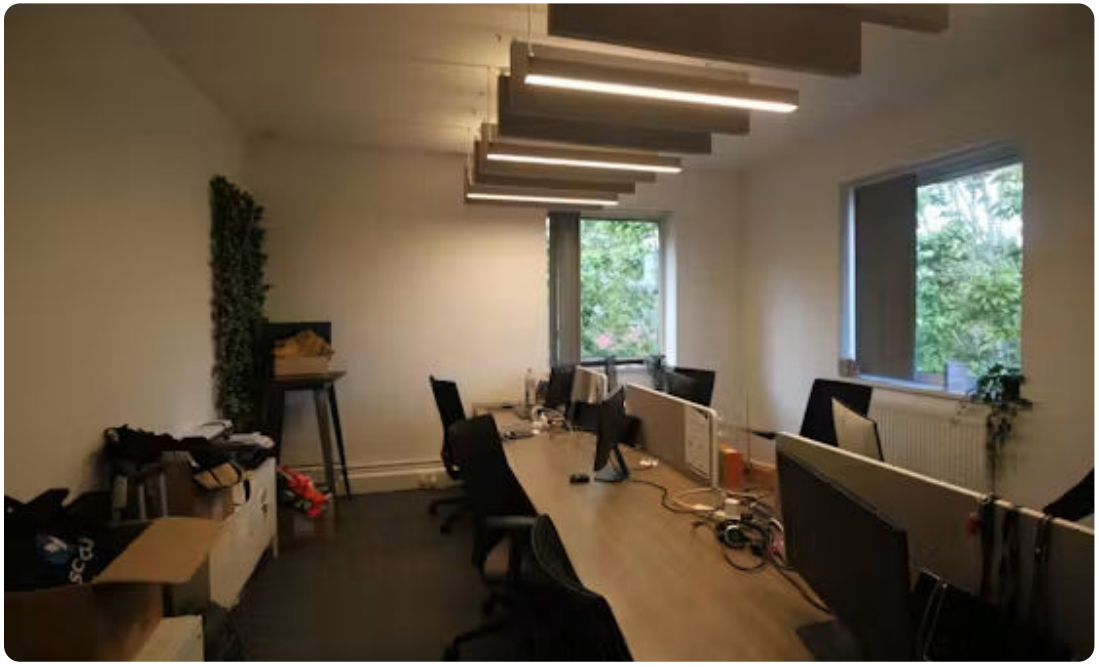
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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Floor	1,965	182.55	£15.50 /sq ft	Available
1st - Floor	1,813	168.43	£15.50 /sq ft	Available
Total	**3,778**	**350.98**		

TERMS

The offices are available on a floor-by-floor basis or as a whole at £15.50 per sq ft. Alternatively, the landlord may consider a sale of the long leasehold interest.

RENT

£15.50 per sq ft

VAT

Applicable

LEGAL FEES

Ingoing tenant is liable for both parties legal costs

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.

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VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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