



Ashford House

To Let
(May Sell)

High Specification
Self Contained
Office Accommodation

6,500 - 27,179 sq ft
603.86 - 2525.01 sq m

Available as a whole or floor-by-floor

Ashford House
Walsgrave Triangle
Business Park
Eden Road, Coventry
CV2 2TB

Property Highlights



Corporate headquarters style building



Raised floors and suspended ceilings



Cafe style kitchen and dining area on each floor



LED lighting



Double-height reception area



10 person (750kg) passenger lift



Cabling in situ for 23 EV parking spaces



163 on-site parking spaces



Close to Junction 2 M6



Virtual Tour

<https://vt.ehouse.co.uk/k2ww5PNMP2C>

Description

Ashford House is a refurbished two storey office building providing well specified accommodation extending to 27,179 sq ft, set within a secure landscaped business park location. Local occupiers include Denso, AHH and Lloyds Pharmacy.

The building benefits from a central core and therefore lends itself to be split on a floor by floor or wing by wing basis. Access to Ashford House is via a double height glazed reception with an 10 person passenger lift and a staircase to the first floor.





Location

Located within Walsgrave Triangle Business Park, Ashford House is positioned off Junction 2 of the M6, providing swift access to the West Midlands and the wider national motorway network.

The high-quality offices are just a 10 minute walk from a wide range of amenities, including the Hilton Hotel, LivingWell Health Club and Showcase Cinema. In addition, a Tesco supermarket and Pharmacy is a short distance away located at Walsgrave Retail Park.

Eden Road benefits from an hourly bus service and is just a 12 minute drive from Coventry city centre.

Accommodation

Description	sq ft	sq m
First Floor	13,390	1,244
Ground floor	13,388	1,243
Reception	401	37
Total	27,179	2,524

Any letting will be subject to a joint measurement.

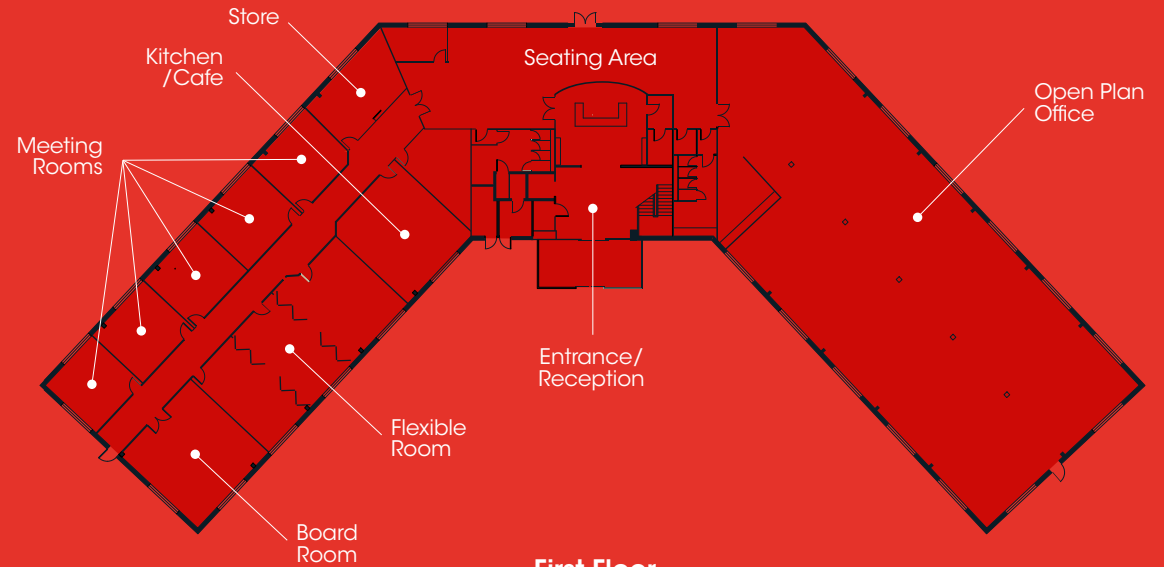
163 car parking spaces (1 per 167 sq ft)

Including:

- 2 disabled spaces
- 23 EV Charging points cabled but power not connected

Floor Plans

Ground Floor



First Floor





Tenure

Ashford House is available on a New Full Repairing and Insuring lease, or potentially the Long Leasehold interest could be purchased.

Rent

The property is available to let at the quoting rent of £16.50 + vat per sq ft per annum plus Rates.

Service Charge

A service charge is payable in the event the building is let in part.

EPC

The property has an EPC Rating of C63. A copy of the certificate is available upon request.

Ashford House, Walsgrave Triangle Business Park, Eden Road, Coventry CV2 2TB



Legal Costs

Each party to pay their own legal costs incurred in any transaction.

Business Rates

Rateable Value = £260,000

Please make your own enquiries at the Valuation Office for a definitive cost.

VAT

The property has been elected for VAT.

Viewing

By appointment through the joint agents.

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

 **Tom Bromwich**
 tom.bromwich@bromwichhardy.com
 **02476 308 901**
 **07718 037 150**

AVISON
YOUNG
0121 236 8236
avisonyoung.co.uk

 **Adrian Griffith**
 adrian.griffith@avisonyoung.com
 **0121 609 8347**
 **07760 172 918**