



REFURBISHED GRADE A OFFICE SPACE TO LET

7,231 SQ FT
35 CAR PARKING SPACES

wellandhousecoventry.co.uk



7,231 SQ FT

GRADE A OFFICE SPACE TO LET

Welland House is situated at Westwood Business Park, an established campus style office park located 5 miles from Coventry city centre with the A45 linking the park to the M42 and M1.

The park has attracted both national and international businesses including E.ON and Barclays Bank, and is adjacent to University of Warwick, named as one of the UK's top ten universities.

Local amenities include a Children's Nursery, Sandwich Shop, Leisure Centre and Varsity Public House.

Welland House has been comprehensively refurbished and the specification includes:

- Full fan-coil air-conditioning
- Fully accessible raised floors
- Suspended ceiling with LED recessed lighting
- Floor plates offer strong potential for divisibility
- Excellent natural lighting
- Extensive areas of soft landscaping
- Generous floor to ceiling height of approximately 2.70m
- 13-person (1,000kg) passenger lift
- Shower Facilities
- Male and Female toilets on each floor
- EPC D (97)
- 35 car parking spaces (1 per 207 sq ft)



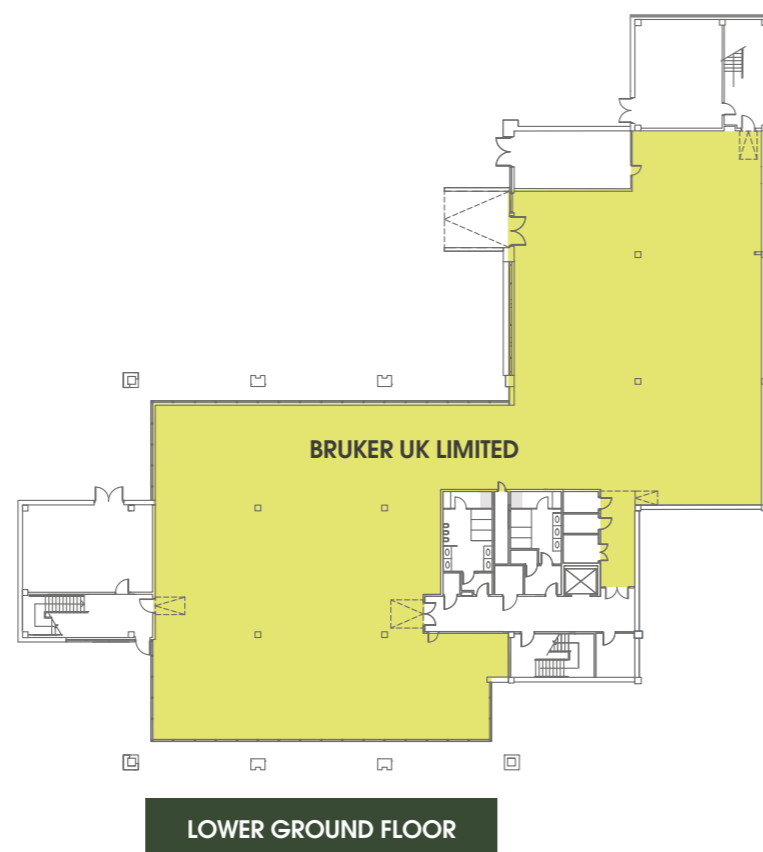
Lower ground floor office space



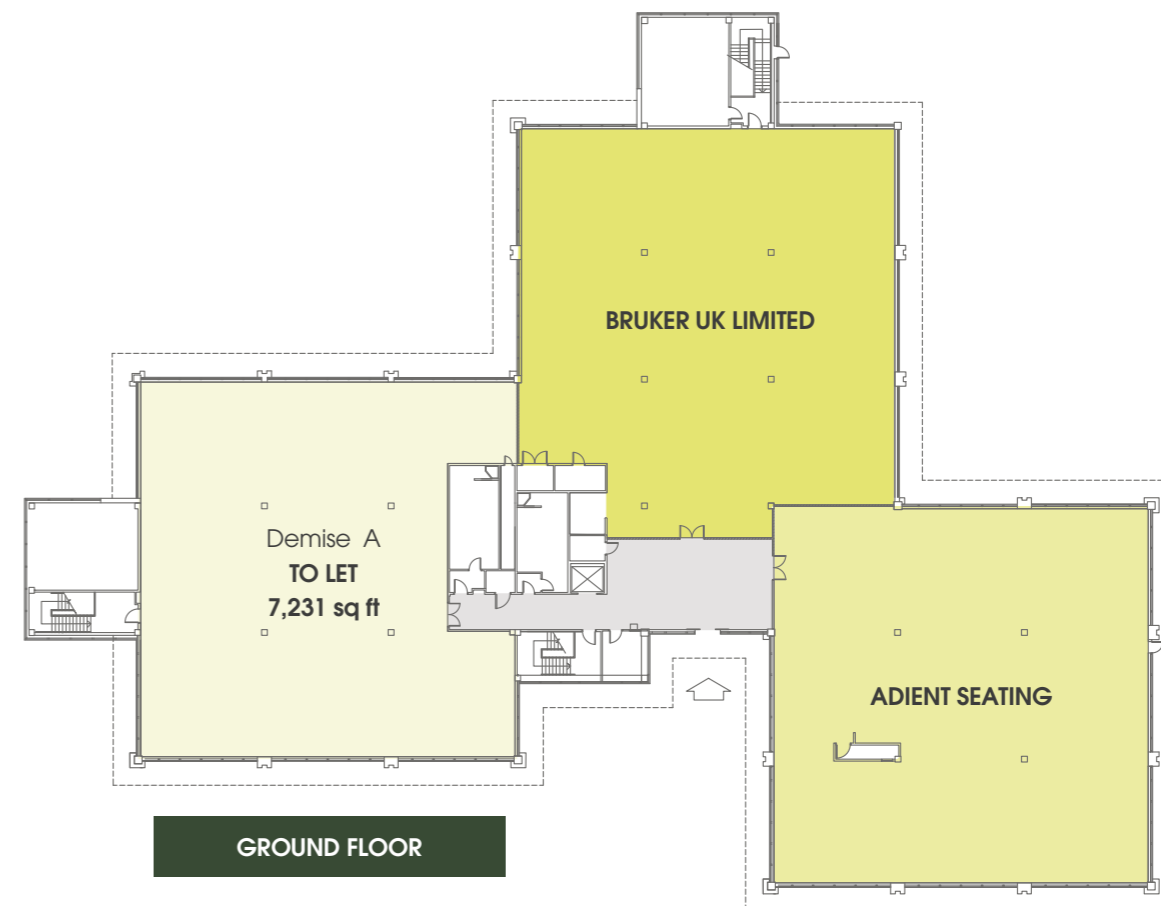
Ground floor office space

SCHEDULE OF ACCOMMODATION (IPMS3)

| FLOOR/SUITE | SQ M | SQ FT |
|---------------------------|-----------------------|--------------|
| Lower Ground Floor | Let to Bruker Limited | |
| Ground Floor | | |
| Demise A TO LET | 671.80 | 7,231 |
| Demise B | Let to Bruker Limited | |
| Demise C | Let to Adient Seating | |



LOWER GROUND FLOOR



GROUND FLOOR



Lower ground floor entrance and car park



Main entrance



High specification finishes

WELLAND HOUSE



CV4 8HZ

Coventry is located within the West Midlands, approximately 15 miles east of Birmingham and 90 miles north of London. The city benefits from excellent road communications, providing direct access to the M69, M6 and M40 motorways, with links via the A45 Birmingham to Coventry trunk road, into the M42. The M1 is approximately

19 miles to the east and can be accessed by both the M6 and the M69. The number 19 bus provides direct links to and from Coventry city centre to Westwood Business Park, running every 30 minutes throughout the day. Rail services are good with Coventry train station providing

regular intercity links to London, Birmingham and Manchester, with the fastest journey time by train to London Euston of approximately 65 minutes. Birmingham Airport is 20 minutes drive time to the west of Coventry, providing access to both domestic and international destinations.

For more information contact:

AVISON YOUNG
0121 236 8236
avisonyoung.co.uk/12370

JLL
0121 643 6440
jll.co.uk/property

adrian.griffith@avisonyoung.com

jonathan.carmalt@eu.jll.com

wellandhousecoventry.co.uk

Terms & conditions

Misrepresentation Act The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Avison Young or JLL nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. J015691 - September 2022 - tasseldesign.co.uk