



Key Highlights

- Ground Self Contained Office Suite
- 2,915 sq ft (270.8 sq m)
- Excellent location and profile
- Fully accessible raised floors
- Suspended ceilings
- VRF air conditioning
- Flat panel LED lighting with PIRs
- Fully DDA compliant
- On-site parking (1:600 sq ft)
- New FRI lease terms

Get more information

Avison Young

Adrian Griffith
3 Brindleyplace
Birmingham
B1 2JB

+44 (0)7760 172 918
adrian.griffith@avisonyoung.com

Office Suite to let

Earlsdon Park, CV1 3BH



Location

Earlsdon Park is located close to the city centre and a short walk from the train station (0.7 miles). This convenient location provides excellent accessibility to numerous public transport links and local amenities which have already helped attract occupiers including the Department for Education and Premier Inn.

Earlsdon Park

The former technical college is an imposing, four storey, neoclassical building which was completed in 1935 and offers a ground floor office suite with frontage onto the busy Butts Road, as well as forming part of a new vibrant scheme combining, office, leisure, hotel and residential elements.

Earlsdon Park has in excess of 1,250 people working and visiting on a daily basis, with 3 major employers based within the scheme. This, combined with the Premier Inn Hotel and adjacent Coventry Rugby Club, offers an exciting opportunity for retailers and office occupiers alike.

Lease Terms

The suite is available to let as a whole on new full repairing and insuring lease terms to be agreed.

Rent

Available upon application.

Service Charge

A service charge will be levied toward the cost of the maintenance of the common areas of the estate.

Accommodation and Specification

A 2,915 sq ft suite on the ground floor is available to let and benefits from:

- Mineral fibre ceiling tile with feature plasterboard
- Crittall double-glazed windows, top hinged for ventilation
- Raised Access Flooring
- Unisex and DDA WC's
- Flat panel LED lighting with PIRs
- Samsung Cassette air conditioning system with external condensers
- Fire alarm
- Full DDA Compliance
- 24 Hour Access & Security

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £6.97 per sq ft payable. We recommend that interested parties make their own enquiries to the local authority.

VAT

VAT is payable at the prevailing rate

EPC

The property has an EPC rating of C(60)

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

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To find out more, contact:

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