

# To Let

## Office 10,000 - 33,609 sq ft NIA

Welland House, Longwood Close, Westwood Business Park, Coventry, Warwickshire, CV4 8JE



### Summary

- Grade A Offices To Let
- Type: Office
- Tenure: To Let
- Size: 10,000 - 33,609 sq ft NIA
- Rent: Available on Request

### Highlights

- 187 Car Parking Spaces
- A unique opportunity to occupy a single floor plate of 22,500 sq ft



## Location

Welland House is located on Longwood Close off Westwood Way, Westwood Business Park, which is an established office park located 5 miles south west of Coventry city centre with the A45 linking the park to the M42 and M1. Nearby occupiers include Barclays Bank, E-ON, First Utility and PCMS Group with Warwick University being adjacent to Westwood Business Park.

There is a regular bus service linking Westwood Business Park with Coventry city centre.

Local amenities include Westwood Children's Day Nursery, West One Catering Sandwich Shop and The Varsity Public House.

## Specification

Welland House is a two storey self contained office building incorporating a unique opportunity to occupy a floor plate of 22,500 sq ft. The specification includes:

Air conditioning  
Fully accessible raised floors  
Suspended ceiling with recessed lighting  
Shower facilities  
Male/female toilet facilities on each level  
Excellent natural light  
Generous floor to ceiling height of approximately c.2.70m  
13 person passenger lift

## Terms

The accommodation is available by way of a new lease for the whole or on a floor by floor basis.

## Viewings

Strictly by appointment by the joint sole agents.

## Amenities

- 24 hour access
- Kitchen
- Lifts
- Natural light
- Showers
- Air-Conditioning
- Car Parking
- Disabled WCs
- Male and female WCs
- Raised floors
- Suspended Ceiling

## Energy Performance Rating

This property has been graded as 88(D).

## Rent

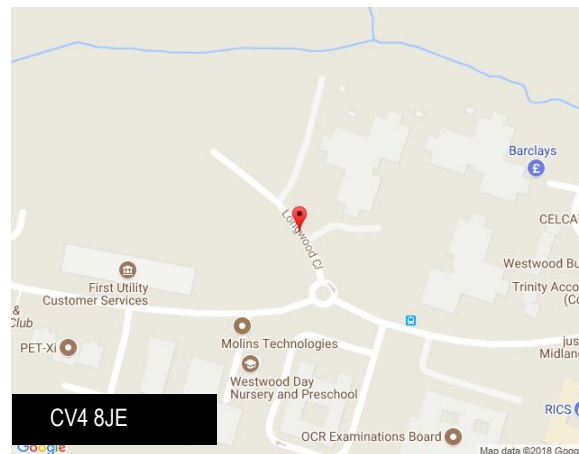
Available on Request

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

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## Joint Agents

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