

ORCHARD COURT 1

Binley Business Park
Coventry, CV3 2TQ

To Let
Subject to refurbishment



- * FLEXIBLE LEASE
- * AIR COOLING

- * 24 CAR PARKING SPACES
- * SELF CONTAINED UNIT

4,248 SQ FT

LOCATION

Orchard Court is situated on Binley Business Park, strategically located ¼ mile west of the A46 dual carriageway Eastern bypass which links directly with the M69, M6, M1 for the north and with the A45, M40, M45 and the M1 for the south. The National Exhibition Centre and Birmingham International Airport are approximately 20 minutes drive. Coventry's Inner City Station and City Centre are approximately 3 miles away.

Binley Business Park comprises of a comprehensive 45 acre landscaped scheme. Office users on the estate include Coventry Building Society, Orbit Housing and Jewson.

Nearby amenities include Warwickshire Shopping Park (M&S Simply Food, Pure Gym, Boots, Costa, Asda) and Morrisons.

DESCRIPTION

The two storey office accommodation is situated in a prominent corner position fronting Harry Weston Road.

The premises will be redecorated and refurbished throughout.

The offices comprise:

- Open plan layout
- Carpeted raised access floor
- Suspended ceilings with recessed lighting
- Part air-cooling
- Gas fired central heating system
- Aluminium double glazed solar tinted windows
- Kitchenette on each floor.

ACCOMMODATION

The premises provide the following approximate net internal

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,124	197.3
First Floor	2,124	197.3
Total (NIA)	4,248	394.6

ESTATE CHARGE

There is a nominal estate charge on the property of £400 pa.

RATEABLE VALUE

Rateable value: £63,000 (2017)

Rates payable: £30,177 (2017)

All enquiries regarding business rates should be made to Coventry City Council Rating Department.

EPC

Rating: C75.

PARKING

There are 24 marked car parking spaces to the unit, providing a ratio of 1:177 psf. In addition there is the ability for additional parking within the self contained plot.

TENURE

The premises are available to let on a new flexible full repairing and insuring lease, terms upon application.

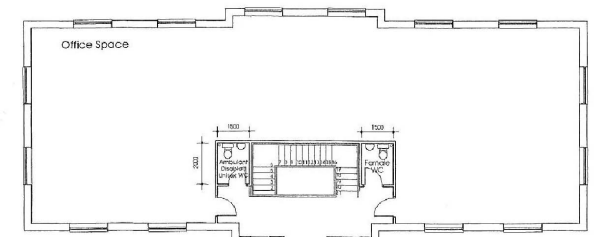
SERVICES

The premises are served by all main services.

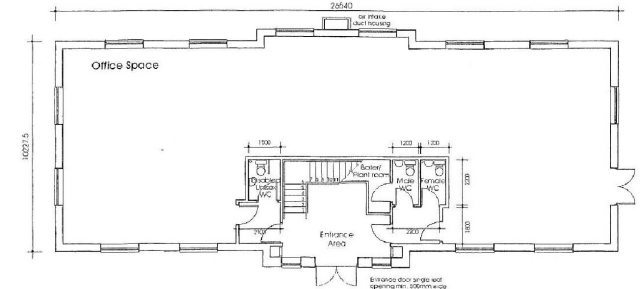
All information on the availability of main services is based on information supplied to us by the vendor / lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase.

VAT

VAT will be payable on the rent.



First Floor Plan



Ground Floor Plan

ESTATE AGENTS ACT 1979 - PERSONAL INTEREST

In compliance with Section 21 of the Estate Agents Act 1979, we declare there is a personal interest in the disposal of this property. The landlord is a Principal of Avison Young.

LEGAL COSTS

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

VIEWING

By prior arrangement with the joint agent:



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(1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (2) All descriptions, (whether in text, photographs or plans) dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise; (3) They are not authorised to make or give any representation or warranty whatever in relation to this property or these particulars

OCTOBER 2017