

To Let

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

10,000 to 33,609 sq ft

- 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.

Accommodation

Lower Ground Offices - 5,746 sq ft

Lower Ground Storage - 4,596 sq ft

Ground Floor Reception - 800 sq ft

Ground Floor Offices - 23,267 sq ft

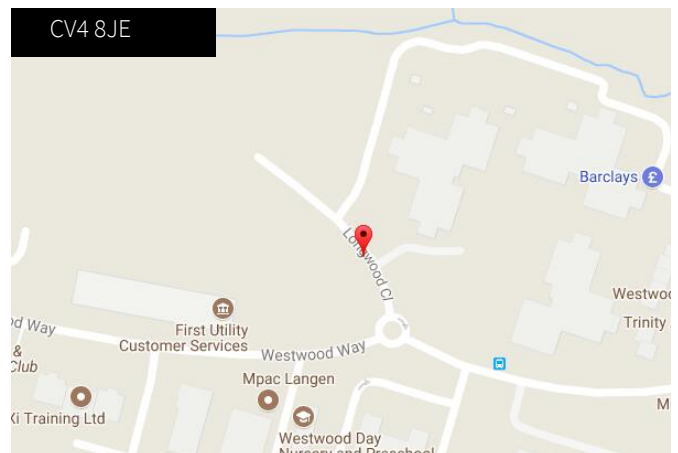
Car Parking ratio of 1 per 182 sq ft

EPC

This property has been graded as 88 D.

Rent

Available on Request



Contacts

Jonathan Carmalt

+44 (0)121 214 9935

Jonathan.Carmalt@eu.jll.com

Vicki Burnett

+44 (0)121 214 9938

Vicki.Burnett@eu.jll.com

Joint Agents

Adrian Griffith (GVA)

01216098347

adrian.griffith@gva.co.uk

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