

## TO LET MODERN SELF CONTAINED REFURBISHED OFFICES

Unit 7 Mercia Business Village, Torwood Close  
Westwood Business Park, COVENTRY CV4 8HX



**1,208 SQ FT (112.03 SQ M)**

- Well established Business Park location
- High quality office in landscaped campus setting
- Good onsite parking
- Fully refurbished including comfort cooling



## Location

Mercia Business Village is located on the successful and well established Westwood Business Park, a 100 acre campus style office development situated to the south west of Coventry within three miles of the City Centre, just off the A45.

The Park is well located for easy access to the Midlands Motorway network and is within easy reach to Warwick University, Coventry mainline railway station and Birmingham International Airport.

## Description

Unit 7 comprises a two storey semi detached office building with brick elevations and full height glazed atrium.

Unit 7 has recently been fully refurbished throughout and benefits from new carpeting, suspended ceilings with LEDs, climatic controlled comfort heating and cooling, perimeter trunking and fire and intruder alarms systems.

5 car parking spaces are allocated to the premises

## Accommodation

	sq ft
Ground floor office	536
First floor office	672
<b>Total net internal area</b>	<b>1,208</b>

## Services

Mains electricity, water and drainage are connected to the premises. Heating is by way of the climatic controlled heater/comfort cooling units fitted to the accommodation.

## Service Charge

A service charge will be levied on the Tenant to cover the cost of maintaining the common parts of Mercia Business Village. Further information is available upon request.

## Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## Rent

Unit 7 £18,000 per annum exclusive.

## Rates

Rateable Value (2017): £11,000

## Energy Rating

E114. EPC available upon request.

## VAT

All figures are exclusive of VAT at the prevailing rate unless otherwise stated.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the proposed letting.

## Viewing

Strictly by appointment with sole agents.

## HOLT COMMERCIAL

### HOLT COURT

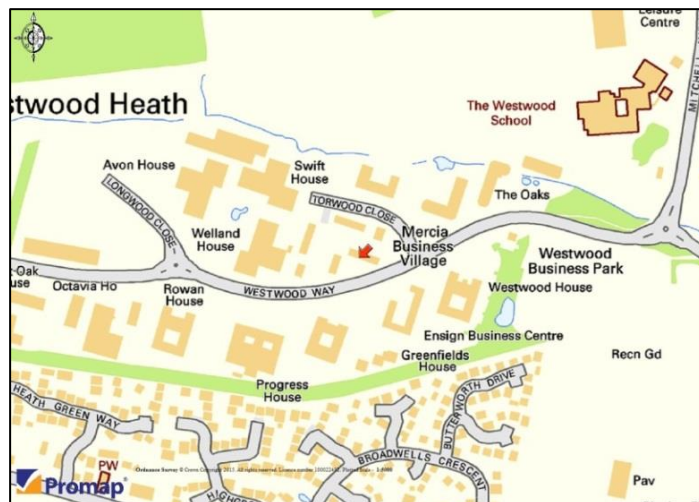
16 WARWICK ROW

COVENTRY CV1 1EJ

024 7655 5180

RUPERT GILLITT

[rupert@holtcommercial.co.uk](mailto:rupert@holtcommercial.co.uk)



### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other 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 as to the correctness of each of them;
- no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD