

# Unit 13

Bow Court, Coventry, CV5 6SP

SHEPHERD  
COMMERCIAL



## TO LET

1,018 SQ FT  
(94.58 SQ M)

£30,000 PER ANNUM

All-inclusive office suite with communal facilities and parking, available immediately within an attractive courtyard setting.

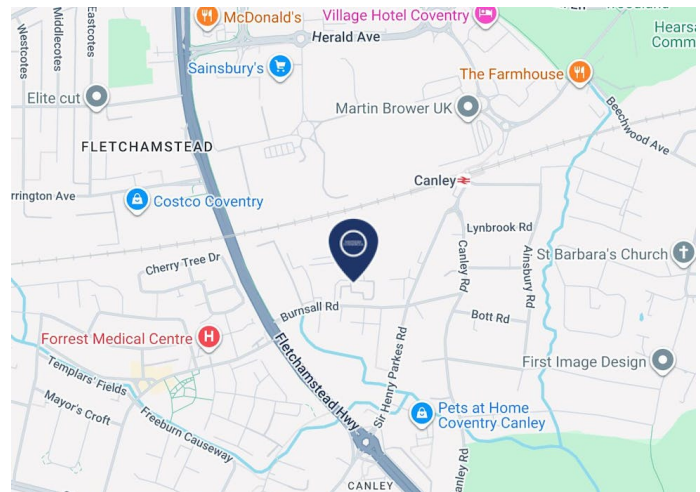
- Private office suite with access to communal breakout space
- All-inclusive rent providing cost certainty
- Arranged over two floors with kitchen and WC on each level
- Established business location in CV5
- 24-hour access with fob-controlled entry system

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## Summary

Available Size	1,018 sq ft / 94.58 sq m
Rent	£30,000 per annum
EPC	C (52)

## Description

Unit 13 Bow Court provides a well-presented, self-contained office suite extending to approximately 1,018 sq ft, arranged over two floors, within an established courtyard office scheme. Each floor benefits from its own kitchen and WC facilities, and both office entrances are independently lockable, allowing the accommodation to function flexibly while being most suited to occupation by a single business.

The offices offer open-plan accommodation with good natural light and a modern, functional layout suitable for immediate occupation. The boiler has been recently serviced, with relevant paperwork and energy certification available on site. The previous occupier has also left a fully operational communications rack and live internet connection, which can be transferred to an incoming tenant, reducing set-up time and cost.

The property benefits from 24-hour access and a fob-controlled entry system, with multiple fobs available and the ability to grant visitor access via mobile device. Occupiers also have access to a communal breakout area, providing informal seating and shared amenity space.

Externally, the building is arranged around an attractive central courtyard, creating a pleasant working environment. On-site parking is available within the scheme, subject to availability.

The property is offered on an all-inclusive rental basis, providing occupiers with cost certainty and simplicity.

## Location

Bow Court is located to the west of Coventry within the CV5 postcode, an established commercial area close to a range of local amenities. The property benefits from convenient access to Coventry city centre, which lies approximately 2 miles to the east.

The location is well connected by road, with the A45 easily accessible, providing direct routes to Birmingham, Solihull, and the wider Midlands motorway network, including the M42 and M6. Public transport links are available nearby, with regular bus services connecting the area to the city centre and surrounding suburbs. The location offers a practical and accessible base for businesses operating locally or regionally.

## Terms

The property is available to let at a rent of £30,000 per annum on an all-inclusive basis, with immediate availability. Further lease terms are available by arrangement.

## Rateable Value

The current Rateable Value is £10,250, increasing to £11,250 from 1 April 2026.

## Viewings

Viewings are by appointment only with Shepherd Commercial.



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