

TO LET

MODERN SELF CONTAINED OFFICE BUILDING

4 ARGOSY COURT, WHITLEY BUSINESS PARK,
WHITLEY, COVENTRY CV3 4GA



3,395 SQ FT (315 SQ M) NIA

- Modern self-contained office building on prime business park
- 12 designated car parking spaces with scope for a further 9 spaces
- Close to Coventry City Centre
- Available for occupation early December 2019

Location

Argosy Court is situated off Scimitar Way adjacent to the Jaguar Land Rover prototype vehicle operations hub at the Whitley Engineering Centre approximately two miles south east of Coventry City Centre with excellent road infrastructure links.

Scimitar Way connects with the A444 close by which also connects nearby with the major A45 and A46 trunk roads, therefore providing excellent access to national infrastructure, with six motorways within a 15 minute drive.

Description

Argosy Court is a scheme of six office buildings in four blocks, Unit 1 being Jaguar Land Rover's European Headquarters as a larger standalone unit. The remaining units are in a row of three blocks, Unit 2 being fully detached, whereas Units 3 & 4 and then Units 5 & 6 are each semi-detached blocks.

Unit 4 is of two storey brick construction with a steel frame constructed in 2008 by St Modwen. Unit 4 provides an open plan finish to include comfort cooling, perimeter trunking and suspended ceilings including LG7 lighting.

The unit has a lined profile sheet roof and double glazed powder coated aluminium framed windows. There are WC's at ground and first floor levels, along with shower facilities at ground floor.

Externally the premises are set within an attractive landscaped environment with dedicated car parking. 12 spaces are included, with a further 9 spaces available if required.

Accommodation

	sq m	sq ft
Ground Floor	162.6	1,750
First Floor	152.8	1,645
Total NIA:	315.4	3,395

Lease/Term

The offices are available to let from early December 2019 on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£64,500 pa exclusive including 12 car parking spaces, plus a further £550 per space pa for each extra space.

VAT

All rents and costs quoted are exclusive of VAT at the prevailing rate.

Business Rates

Rateable Value (2017): £48,500 plus £2,400 for car spaces. Occupiers should make their own enquiries with Coventry City Council to confirm the rates payable.

EPC

B44. EPC Available upon request.

Service Charge

A service charge will be payable for upkeep of common areas. Further details on request.

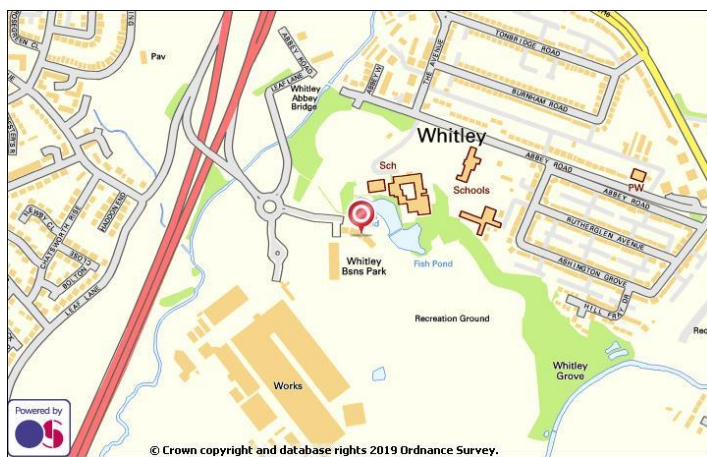
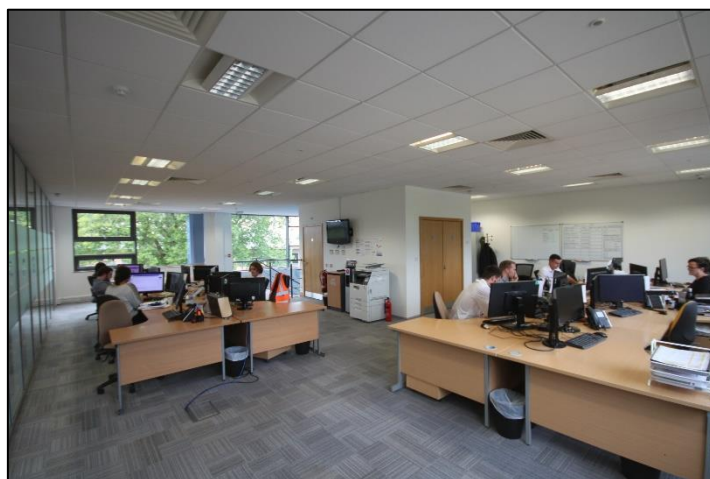
Legal Costs

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

Viewing

Strictly by appointment only with the agent:

JONATHAN MOORE
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