

Offices To Let

2 Storey

Self-Contained

3 The Oaks
Westwood Business Park
Coventry
CV4 8JB

5,000 to 22,032 sq ft

99 Car Parking Spaces



Location

3 The Oaks is situated towards the front of Westwood Business Park which in total extends to 100 acres and accommodates over 800,000 sq ft of office space. The park is located to the South West of Coventry and accessible from the A45, connecting to the M6, M1 and M42. Occupiers on the park include Tui, First Utility, Barclays and the Caravan and Camping Club.

Description

The building extends in total to 22,032 sq ft (2,047 sq m) providing a two storey detached property.

The property benefits from:-

- double glazing (turn and tilt windows);
- solid concrete floors incorporating underfloor compartment trunking;
- passenger lift;
- perimeter central heating;
- male and female WC's on both floors ;
- disabled toilet on each floor;
- Mixture of open plan, meeting rooms and offices;
- 99 car parking spaces – 1 space per 217 sq ft. (office area)



Floor Area

The approximate net internal area is:

First Floor	10,918 sq ft
Ground Floor	10,613 sq ft
Reception	501 sq ft
	22,032 sq ft

Suites available from 5,000 sq ft.

Lease Terms

The building is available on flexible lease terms at a rent to be agreed.

Rates Payable

£3.21 per sq ft (2018). The tenant is to be responsible for of the payment directly to the local authority.

Service Charge

To be confirmed.

For further information please contact:

Adrian Griffith

T: 0121 609 8347

E: adrian.griffith@avisonyoung.com

Property ref

avisonyoungco.uk/14748

08449 02 03 04

VAT

VAT will be charged at the prevailing rate where applicable.

Legal Costs

Each party are to bear their own legal and surveyors costs incurred in any transaction.

Avison Young

3 Brindleyplace, Birmingham B1 2JB

Avison Young is the trading name of GVA Grimley Limited. © 2018 GVA

Our Offices

Birmingham	Dublin	Leeds	Manchester
Bristol	Edinburgh	Liverpool	Newcastle
Cardiff	Glasgow	London	

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.