

No.1 Manor House Drive / Coventry / CV1 2TA

SHERBOURNE HOUSE



4TH FLOOR PRIME OFFICE SPACE
TO LET
14,876 SQ FT (1,382 SQ M) APPROX.

42 SECURE CAR PARKING SPACES

PERFECTLY POSITIONED TO OFFER BUSINESS PARK BENEFITS IN
THE HEART OF THE CITY



SHERBOURNE HOUSE

Sherbourne House occupies a prominent position on Manor House Drive, adjacent to the A4053 Coventry inner ring road.

The A4600 provides access to Junction 2 of the M6 and M69 motorway, approximately 5.4 miles to the north east. Coventry Train Station is a 5 minute walk south of the premises.

Key features:

- Air conditioning
- Fully accessible raised floor
- Suspended ceilings with inset LG7 lighting
- Security and reception concierge
- 4 x 13 passenger lifts
- Tea point/kitchen areas on each floor
- Two storey and underground secure car parking at an excellent ratio of 1:354 sq ft (42 spaces)
- EPC rating D (85)
- Male, female and disabled WC facilities on each floor
- Excellent transport link via rail and road

Train times from Coventry Virgin / West Coast Main Line

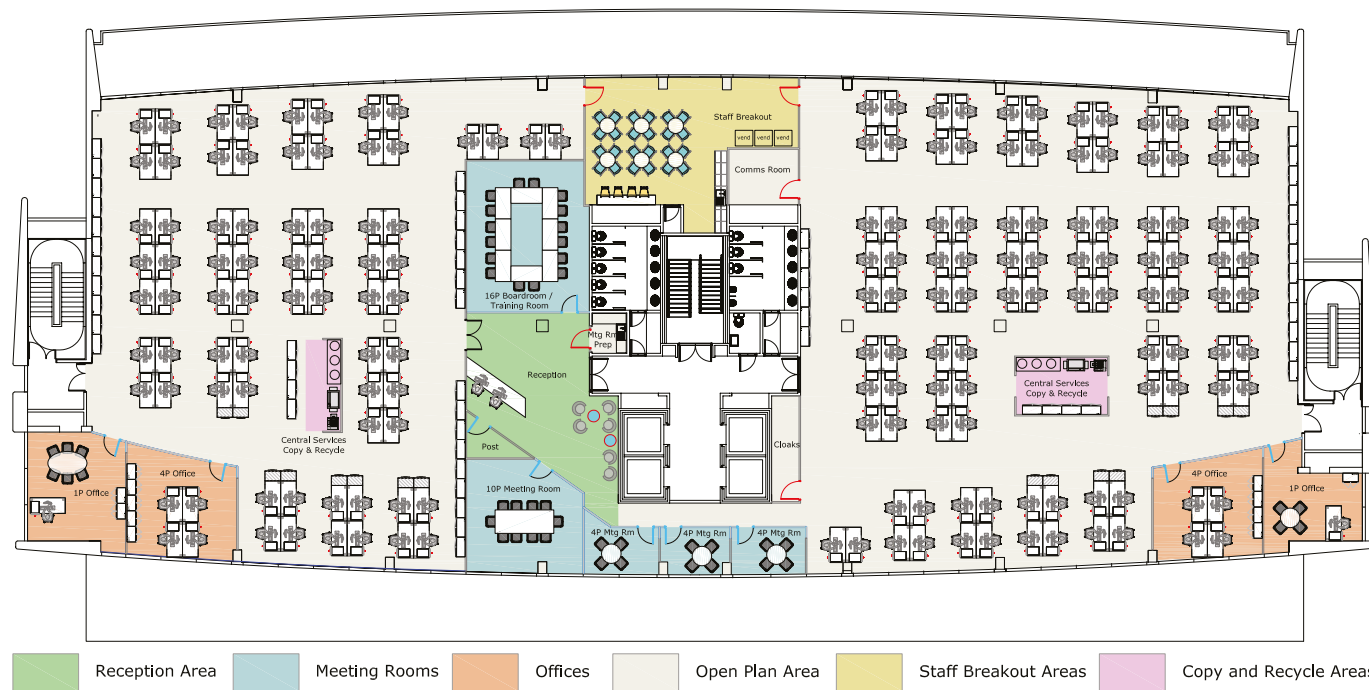
<u>Birmingham</u>	<u>21 minutes</u>
<u>Milton Keynes</u>	<u>27 minutes</u>
<u>London</u>	<u>59 minutes</u>
<u>Manchester</u>	<u>2 hours 9 minutes</u>
<u>Birmingham International</u>	<u>10 minutes</u>

Drive times from Coventry

<u>Birmingham</u>	<u>39 minutes</u>
<u>Milton Keynes</u>	<u>59 minutes</u>
<u>London</u>	<u>1 hour 45 minutes</u>
<u>Manchester</u>	<u>2 hours 11 minutes</u>
<u>Leeds</u>	<u>2 hours 5 minutes</u>
<u>Leicester</u>	<u>36 minutes</u>
<u>Birmingham Airport</u>	<u>20 minutes</u>
<u>East Midlands Airport</u>	<u>45 minutes</u>



FOURTH FLOOR - 14,876 SQ FT / 1,382 SQ M (APPROX NIA)



PRIME CITY LOCATION
WITH **EXCELLENT**
PARKING



5 MINUTE WALK
TO COVENTRY
RAILWAY STATION



PERFECTLY POSITIONED TO OFFER BUSINESS PARK BENEFITS IN **THE HEART OF THE CITY**



Location

Coventry is embarking on a number of exciting projects, including the multi-million pound Friargate development and the £300 million transformation of the city's retail offer in a joint venture between Coventry City Council and Aviva.

With major employers JLR, Coventry City Council, University Hospital Coventry & Warwickshire and the University of Warwick, and access to a higher than average demographic of working age population, the city is set to make the most of the opportunities over the next few years.

Sherbourne House occupiers will benefit from its location just off Coventry's inner ring road and five minutes' walk from Coventry Railway Station. The accommodation is convenient for the city's integrated bus network and occupiers will enjoy ease of access to onward journeys via the M6, just 10 minutes' drive and the M40, just 20 minutes away.



SAT NAV: CV1 2TA

Cushman & Wakefield LLP, as agents for the vendor and for themselves, give notice that: (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Cushman & Wakefield LLP or their servants. It is for the Purchaser to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact; (3) The Vendor does not make or give and neither Cushman & Wakefield LLP nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property. (4) In the event of any inconsistency between these Particulars and the Conditions of Sale, the latter shall prevail. (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. Note: Cushman & Wakefield LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land air or water contamination. The purchaser is responsible for making his own enquires in this regard. October 2019.

Designed and produced by Core. www.core-marketing.co.uk Telephone. 0121 232 5000.



David.Rigby@cushwake.com
Scott.Rutherford@eur.cushwake.com

On the instructions of



Mapeley