

**TO LET**

## **QUALITY MODERN OFFICE**

14 Ensign Business Centre, Westwood Business Park, COVENTRY CV4 8JA



**1,330 SQ FT (123.78 SQ M)**

- New double glazing fitted throughout
- LED lighting
- Sought after Business Park
- Excellent road communications
- Allocated on site car parking

## Location

Ensign Business Centre is situated on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry. A number of major companies are represented on the Park, including Barclays Bank plc, E.ON UK and TUI (UK) Limited.

The Park is well located for easy access to the A45 and the A46, which in turn link with the Midlands Motorway Network. The National Exhibition Centre and Birmingham International Airport are located approximately 20 minutes drive to the west along the A45. There are half hourly rail links to London from Coventry mainline railway station.

## Description

The premises form part of a courtyard style office development constructed in 1988.

The offices are arranged on ground and first floors and provide a mix of open plan and partitioned offices. New double glazing has been fitted throughout, carpeting, suspended ceilings with LED lighting and new electric heating throughout. Five car parking spaces are available with the premises.

## Accommodation

	sq m	sq ft
Ground Floor	60.64	653
First Floor	63.14	677

**TOTAL NIA: 123.78 1,330**

## Tenure

The offices are available on a new equivalent Full Repairing and Insuring Lease for a term to be agreed. Depending on the length of lease granted there will be provision for upward only Rent Reviews.

## Rent

**£18,500 per annum exclusive, payable quarterly in advance.**

## Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £11,000. There is a separate Rateable Value of £1,000 applicable to the car parking spaces allocated to the offices. Interested parties are advised to contact the Local Authority to confirm the precise Rates liability.

## Utilities

Mains electricity, water and drainage are connected to the premises.

## Service Charge

A Service Charge is levied to cover the costs incurred in relation to maintaining the common parts, gardens and communal lighting of Ensign Business Centre. The current Service Charge is £903 per 6 months. The Landlord also insures the building and recovers the premium from the tenant.

## VAT

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

## Energy Rating

E115. EPC available on request.

## Legal Costs

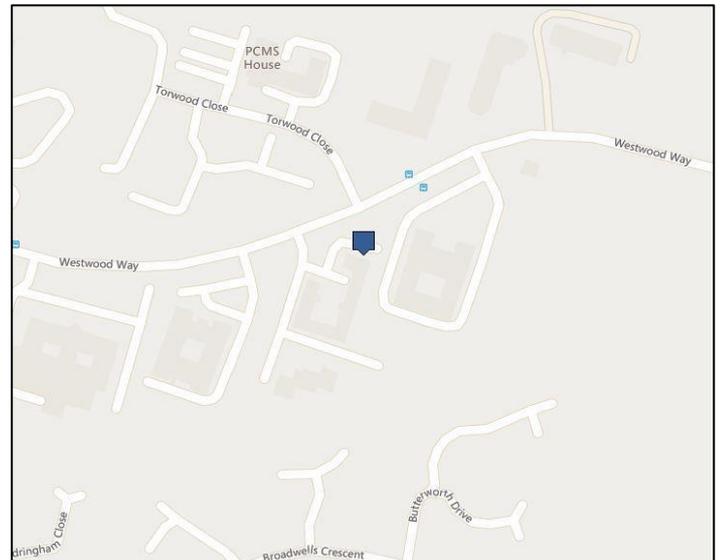
Each party will be responsible for their own legal costs incurred in agreeing the lease documentation.

## Viewing

Strictly by prior appointment with the sole agents:

**HOLT COMMERCIAL**  
**RUPERT GILLITT**

**024 7655 5180**  
[rupert@holtcommercial.co.uk](mailto:rupert@holtcommercial.co.uk)



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