

TO LET

MODERN SELF CONTAINED OFFICE BUILDING

2 Argosy Court, Whitley Business Park, Whitley, COVENTRY CV3 4GA



3,029 - 6,424 SQ FT (281.51 - 596.51 SQ M) NIA

- Modern self-contained office building on prime business park
- 11 designated car parking spaces with scope for a further 9 spaces
- Close to Coventry City Centre
- Immediately available

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 Units 5 & 6 are each semi-detached blocks.

Unit 2 is a detached two storey office of brick construction with a steel frame constructed in 2008 by St Modwen. The unit provides a mix of open plan areas and quality partitioned offices and meeting rooms, benefitting from 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 WCs at ground and first floor levels and a kitchen facility on the first floor.

Externally the premises are set within an attractive landscaped environment with 11 dedicated car parking spaces included, with a further 9 spaces available if required.

Accommodation

	sq m	sq ft
Ground Floor:	140.72	1,514
First Floor:	140.79	1,515
Total NIA:	281.51	3,029

The total area including Unit 4 is **6,424 sq ft (596.51 sq m)**.

Rent

£57,500 per annum exclusive including car parking spaces.

Tenure/Lease

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

Service Charge

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

Rateable Value

Rateable Value (2017): £39,500
plus £2,200 for car parking spaces.

Occupiers should make their own enquiries with Coventry City Council to confirm the precise rates liability.

VAT

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

Energy Rating

EPC available upon request.

Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.

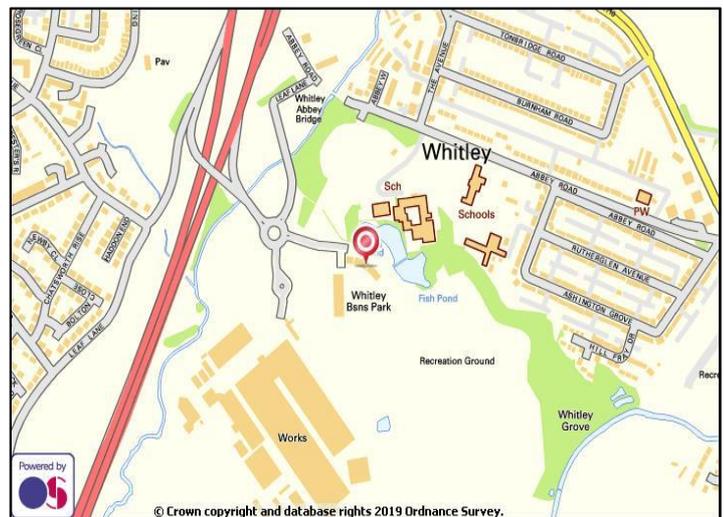
Viewing

Strictly by appointment with the sole agent:

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