

To Let

Swift House, Westwood Business Park, Longwood Close, Coventry, CV4 8HZ

44,422 sq ft

- 250 onsite car parking spaces (1 per 177 sq ft)



Location

Coventry is located within the West Midlands, approximately 15 miles east of Birmingham and 90 miles north of London. The city benefits from excellent road communications, providing direct access to the M69, M6 and M40 motorways, with links via the A45 Birmingham to Coventry trunk road, into the M42. The M1 is approximately 19 miles to the east and can be accessed by both the M6 and the M69.

The number 19 bus provides direct links to and from Coventry City Centre every 30 minutes during the day. Coventry train station provides regular intercity links to London, Birmingham and Manchester. Birmingham Airport is 20 minutes drive time to the west of Coventry.

Accommodation

Floor/Unit	Sq ft	Sq m
1st	16,717	1,553.06
Ground	21,103	1,960.53
Lower Ground	6,602	613.35
Total	44,422	4,126.94

Building

Swift House is situated at Westwood Business Park, an established campus style office park located 5 miles from Coventry city centre with the A45 linking the park to the M42 and M1.

The park has attracted both national and international businesses including E.ON and Barclays Bank, and is adjacent to University of Warwick named as one of the UK's top ten universities.

Local amenities include a Children's Nursery, Sandwich Shop, Leisure Centre and Varsity Public House. Swift House benefits from the following specification:

- Full fan-coil air-conditioning
- Fully accessible raised floors
- Suspended ceiling with recessed lighting
- Floor plates offer strong potential for divisibility
- Excellent natural lighting
- Extensive areas of soft landscaping
- Generous floor to ceiling height of approximately 2.70m
- 13 person (1,000kg) passenger lift
- Male and Female toilets on each floor
- EPC E(125)
- 250 car parking spaces (1 per 177 sq ft)

EPC

This property has been graded as E (125).

Rent

£18.50 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

The occupier will be responsible for the payment of the business rates directly to the local authority and should make their own enquiries with Coventry City Council.

Service Charge

A plot and park charge will be payable to the landlord.



Contacts

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