

TO LET

FLEXIBLE OFFICE SPACE WITH PARKING

Enterprise House, Foleshill Enterprise Park, Courtaulds Way, COVENTRY CV6 5NX



198 – 2,850 SQ FT NIA

- Conveniently located multi-let office space
- Flexible lease terms
- Well managed property with onsite reception and welfare facilities
- Suites available for immediate occupation

Location

Enterprise House is located on the ever popular Foleshill Road, which provides excellent access to both the City Centre to the south and J3 of the M6 to the north. The property sits just 3 minutes' drive from the City Centre and sits on a number of bus routes.

The surrounding area is mixed use with a range of commercial occupiers, including a number of independent and chain retailers.

Access to the property is via Courtaulds Way with the car park entrance being located to the east.

Description

Enterprise House offers well-presented office suites over ground and upper floors within a traditional brick built period building.

The property benefits from an onsite reception, with refurbished communal welfare facilities on each floor, together with meeting and conference facilities available for separate hire.

Internally, most suites benefit from suspended ceilings with inset lighting, mains electricity and are carpeted throughout. Externally there is a communal car park.

Tenure

Most suites are available by way of new IRI leases for terms to be agreed.

*Unit G1 is available by way of an assignment on an IRI Lease for a term up until October 2024.

Accommodation

Unit	sq ft	sq m	Rent (pa)	SC (pa)
*G1:	280	26.01	£2,380	£2,744
G10:	366	34.00	£1,480	£3,644
F4:	198	18.40	£832	£1,940
F8:	201	18.70	£845	£1,969
F10:	2,850	264.77	£8,550	£28,003
S7:	350	32.50	£1,480	£3,420
S8:	412	38.28	£1,687	£4,081
S11:	1,327	23.28	£8,626	£12,872

Please note: The above service charge figures are estimates only and are therefore subject to change.

Service Charge

A service charge is payable and includes maintenance of the structural and common parts, as well as being inclusive of utilities and building insurance. Further details are available on request.

Business Rates

All units are separately assessed and we believe fall below the threshold where business rates become payable for single premises occupiers.

Energy Rating

E100. Copy available on request.

VAT

Rents quoted are exclusive of VAT which Holt Commercial understand may be payable.

Legal Fees

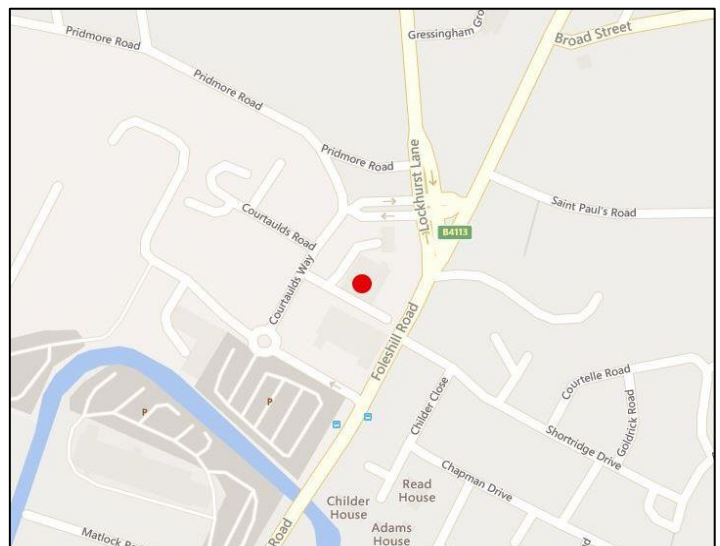
Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.

Viewing

Strictly by appointment with the sole agent:

NICK HOLT
ROSS BENDALL

024 7655 5180
agency@holtcommercial.co.uk



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