

Whittle House, Courtaulds Way, Foleshill Enterprise Park
Coventry, West Midlands CV6 5NH
Substantial Office Opportunity

Lot 25

17,790 sq ft detached
office building offered
with vacant possession



Key Details

- Substantial detached office building 2.5 miles from Coventry City Centre
- Nearby occupiers include FedEx, Virgin Media, Capita and Newey & Eyre (Rexel Group)
- 17,790 sq ft of office accommodation with parking for approximately 40 cars
- Site area approximately 0.528 hectares (1.304 acres)

On Behalf of



PALACE CAPITAL plc

Location

Miles: 2.5 miles north of Coventry City Centre
19 miles south-east of Birmingham
Roads: A444, M6 (Junction 3), M69 (Junction 2),
M42 (Junction 6)
Rail: Coventry Rail
Air: Birmingham International Airport

Situation

The property is situated on the southern end of Courtaulds Way, within the established commercial area of Foleshill Enterprise Park some 2.5 miles north of Coventry City Centre. Courtaulds Way is located within close proximity of the A444 which provides direct access to the City Centre and the M69 (Junction 1). Surrounding occupiers include FedEx, Virgin Media, Brose and Newey & Eyre (Rexel Group). The Tower Court office suite is also nearby, housing occupiers including Capita and Bupa.

Description

The property comprises a detached office building with ground floor reception area and office accommodation on ground and first floors. Internally, the building provides four separate suites which provide open plan office accommodation with WC and kitchen facilities on each floor. The suites benefit from suspended ceilings, CAT II lighting, comfort cooling, underfloor trunking/cabling and a passenger lift. The property also benefits from car parking for approximately 40 cars and a site area of approximately 0.528 hectares (1.304 acres).

Tenure

Long Leasehold. Held from The City Council of Coventry for a term of 125 years from 2nd February 1999 at a peppercorn rent plus service charge.

VAT

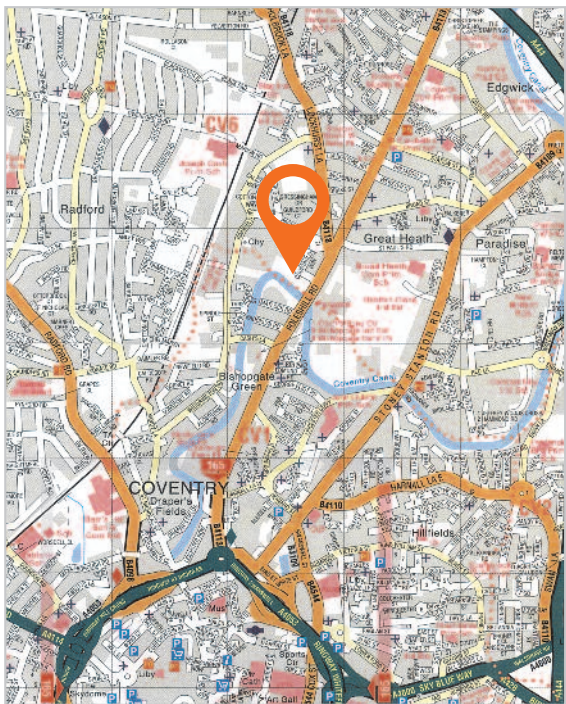
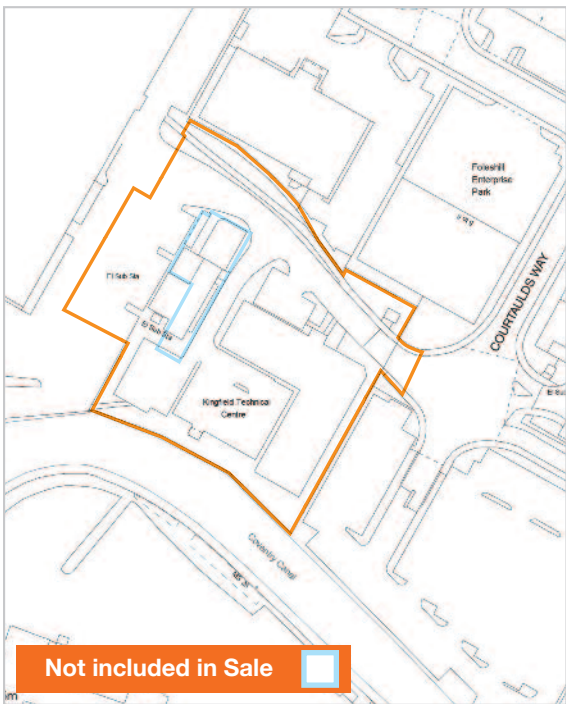
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	829.9 sq m	(8,930 sq ft)	VACANT POSSESSION
First	Office	832.7 sq m	(8,860 sq ft)	
Total		1,662.60 sq m	(17,790 sq ft)	

(1) The site contains an electricity substation which is let to Western Power Distribution (East Midlands) Plc for a term of 125 years from 2nd February 1999 at a rent of £1 per annum.



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