

For Lease

Office



Ground Floor Office 5 Sycamore Court

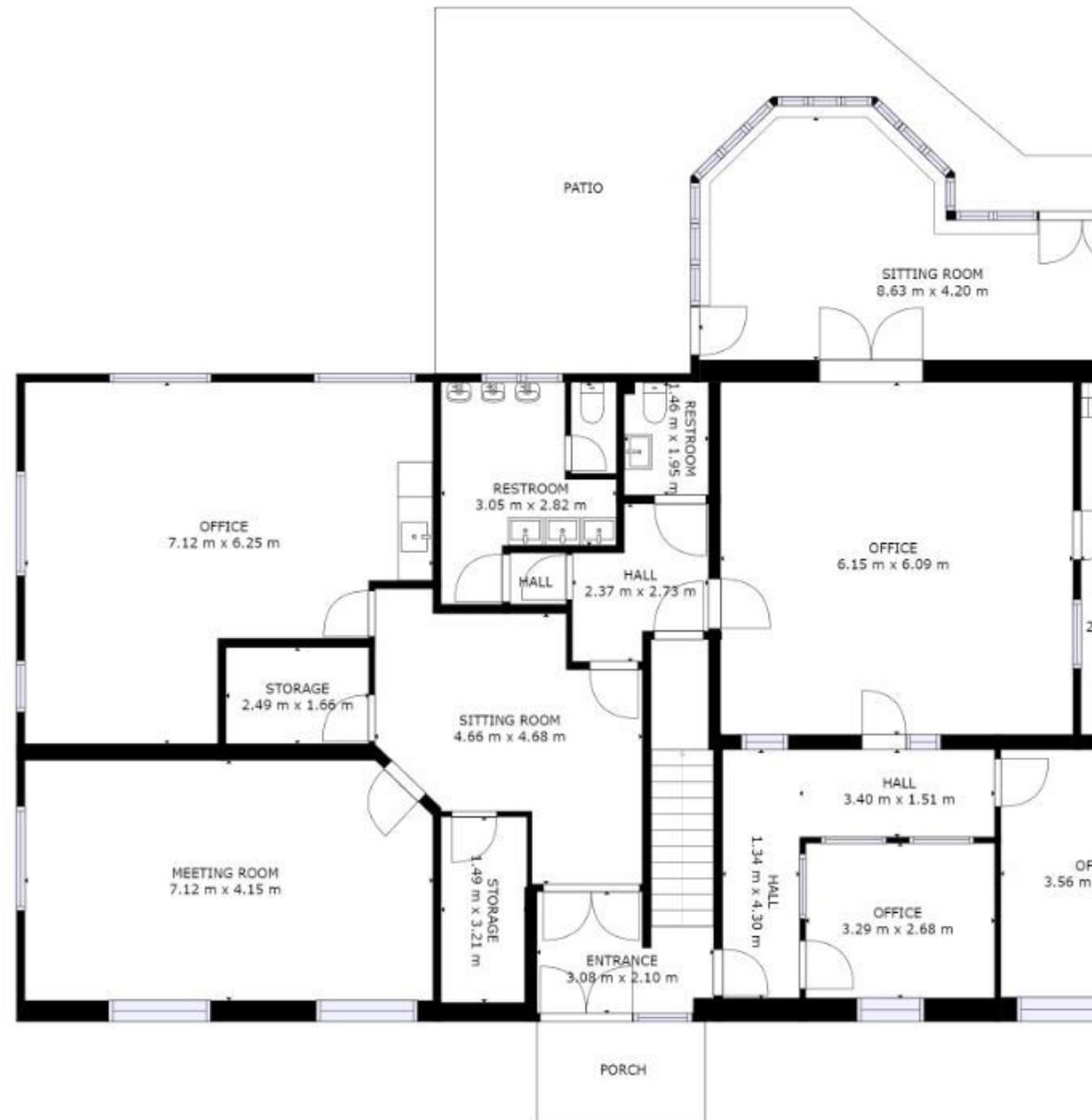
Birmingham Road, Allesley, Coventry CV5 9BA

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 2,296 Sq Ft
£ £27,500 Per Annum

Key Features

- Detached office with central pedestrian entrance leading to reception area and stairwell
- Ground floor offices configured to provide 5 separate offices suitable for multi-occupancy
- Suspended ceilings, LED lighting, gas central heating with separate boilers serving each floor, some ceiling and wall mounted air conditioning
- Ample parking
- Solid floors with perimeter data and power in situ, double glazed windows with blinds
- Virtual tour: <https://bit.ly/SycMP>



Ground Floor Office 5 Sycamore Court,
Birmingham Road, Allesley, Coventry, CV5 9BA



Location

Sycamore Court is located just off the Birmingham Road, just outside Coventry city centre. This provides immediate access to the A45 and in turn the national motorway network. Unit 5 is at the top of a cul-de-sac estate including occupiers such as Netmetix, Sage Roofing and Ararna.

Description

5 Sycamore Court occupies a prestigious location at the head of Sycamore Court, a pleasant secure gated Business Park that consists of 5 office buildings and landscaped areas.

The property consists of detached office building with accommodation over ground and first floors. A central pedestrian entrance leads to a reception area and stairwell to first floor offices. The ground floor offices are currently configured to provide 5 separate office areas, storage cupboard, server room, male and female WCs, kitchen and conservatory. These offices could accommodate up to 5 different occupiers, or be opened up to make one larger more open plan office.

The offices benefit from suspended ceilings, LED lighting, gas central heating with separate boilers serving each floor, some ceiling and wall mounted air conditioning, solid floors with perimeter data and power in situ, double glazed windows with blinds, carpet tiles throughout (aside from kitchen and WCs).

There is ample parking on the site.

All mains services are connected.

Accommodation

Area	Sq Ft	Sq M
Ground floor main area	2,011	186.82
Conservatory	285	26.48
Total	2,296	213.3

Tenure

The ground floor is available by way of a new lease on terms to be agreed.

EPC

D - 80

**Ground Floor Office 5 Sycamore Court,
Birmingham Road, Allesley, Coventry, CV5 9BA**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



Ground Floor Office 5 Sycamore Court,
Birmingham Road, Allesley, Coventry, CV5 9BA

02476 308900

office@bromwichhardy.com

www.bromwichhardy.com