

For Lease

Office



## 21-23 Mercia Business Village

Torwood Close, Westwood Business Park, Coventry  
CV4 8HX

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

🏠 2,400 - 3,615 Sq Ft

💷 £12,000 Per Annum

## Key Features

- ▶ Available Immediately
- ▶ 15 onsite parking spaces
- ▶ Flexible leases available
- ▶ Viewing Recommended
- ▶ Available immediately
- ▶ Prominent business estate



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### Location

Mercia Business Village is situated approximately 4.5 miles to the southwest of Coventry City centre on the well-established Westwood Business Park, a 100 acre campus style office development. A number of high-profile companies are located on the park, including Eon, Shell Energy and Barclays. The A45 passes just to the east of the park and is within easy reach of the National Exhibition Centre, Birmingham International Airport and railway station.

### Description

The premises comprises three interconnecting two-storey office units with brick elevations and full height glazed atrium. The ground floors of Units 21 and 23 include male and female toilet facilities off the front entrance lobby along with mainly open plan office space. The ground floor further benefits from, board room, staff breakout and kitchen areas. The first floors accommodation comprises a range of, meeting spaces, partitioned offices together with further kitchen facilities.

### Business Rates

Rateable Value 2023/24 - £32,250

Rates Payable 2023/24 - £16,093

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

### Tenure

The property is available on a lease to be agreed. Short term leases available.

### EPC

EPC Rating B:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9995-1207-2302-0549-1200>

### VAT

This property is registered for VAT (Value Added Tax).



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



### Service Charge

Further information available upon request.

### 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.



#### Caine Gilchrist

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

**02476 308 900**  
**07806 767 073**  
[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)



#### Charlie Glover

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

**024 7630 8900**  
[charlie.glover@bromwichhardy.com](mailto:charlie.glover@bromwichhardy.com)



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