

Under Offer

Business Park



## First Floor Office

George House, Herald Avenue, Coventry Business Park, Coventry CV5 6UB

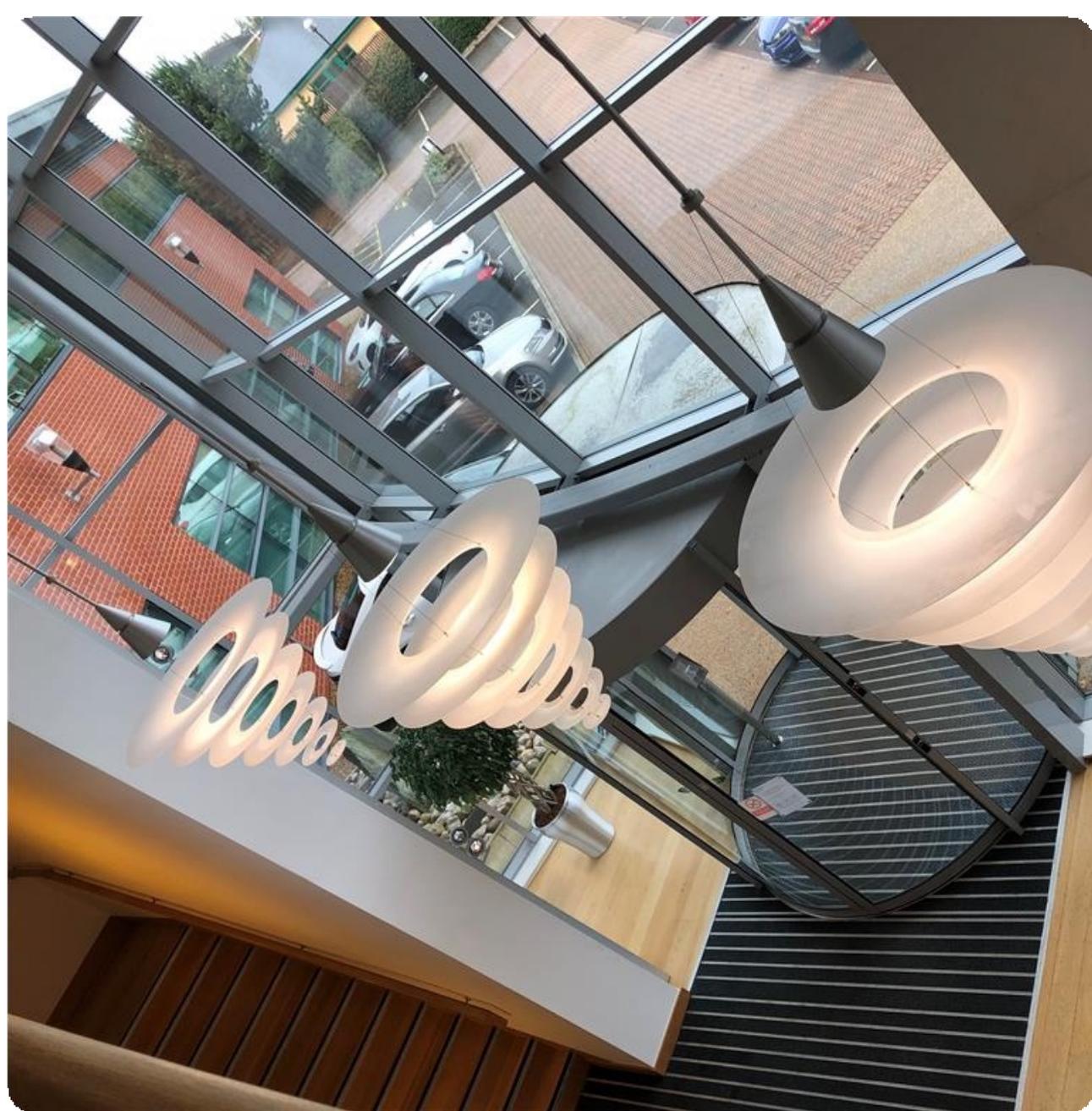
**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 2,034 Sq Ft

£ £39,663 Per Annum

## Key Features

- Multi-occupied modern building with lift access to available first floor suite
- EPC Rating A
- Superb green credentials with solar generated electricity and ground source heat pump
- Modern office in open plan configuration, glazed meeting rooms, ceiling mounted heating/cooling, raised floors with floor boxes and data, LED lighting, self-contained kitchen facilities.
- Up to 10 Car Parking Spaces
- Dynamic business park environment
- Virtual Tour - <https://bit.ly/4cw9qg5>
- Impressive shared reception area and communal areas



**First Floor Office, George House, Herald Avenue,  
Coventry Business Park, Coventry, West Midlands,  
CV5 6UB**



## Location

George House is superbly located on Herald Avenue on Coventry Business Park on the western edge of the city. Coventry Business Park is home to over 32 companies including The Deeley Group, I-Nexus, Ofqual, Bellway Homes, Palmer and Harvey, The Village Hotel is located nearby, along with national retail outlets such as Sainsbury's, McDonald's, Greggs and Starbucks. The Village Hotel provides nearby convenient conference facilities, meeting rooms, a gym, swimming pool and spa.

In addition to the property being located in a high-quality environment the Business Park benefits from superb road links. The A45 is within 350 metres of the building providing superb access to the A46, M69, M1 and M6 road network leading to Birmingham, Warwick and Leamington Spa. The property lies approximately 2 miles from Coventry City Centre and Coventry Train Station.  
SPRING

## Description

High-specification modern office located on Coventry Business Park and benefiting from the following:

Full access raised floors with floor boxes and data cabling in situ

Suspended ceiling with recessed LED Lighting

Ceiling-mounted heating/cooling system

Up to 10 car parking spaces

Predominantly open plan configuration with two glazed meeting rooms and kitchen area

Impressive shared reception atrium

Dynamic Business Park location, pleasant surroundings, over 35 neighbouring companies

Immediately off the A45- superb transport links

High-grade internet connectivity in excess of 200Mbps

EPCA

## Accommodation

Area	Sq Ft	Sq M
First Floor	2,034	188.96
<b>Total</b>	<b>2,034</b>	<b>188.96</b>

## Business Rates

Estimated Rateable Value, suite to be assessed as a separate hereditament

## Tenure

A new lease is to be agreed upon directly with the landlord. Available September 2024.

## EPC

The property has an EPC Rating of A:  
<https://find-energy->

**First Floor Office, George House, Herald Avenue,  
Coventry Business Park, Coventry, West Midlands,  
CV5 6UB**

This property is registered for VAT (Value Added  
Tax)

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



### Service Charge

A service charge is applicable. Details are available from the agent.

### 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



First Floor Office, George House, Herald Avenue, Coventry Business Park, Coventry, West Midlands, CV5 6UB

02476 308900 office@bromwichhardy.com www.bromwichhardy.com