



COVENTRY  
CV6 5NX

TO LET

## GRADE A GROUND FLOOR & FIRST FLOOR OFFICE SUITES

Ground Floor Suite

**5,079 Sq ft**  
**471.85 Sq m**

First Floor Suite

**5,022 Sq ft**  
**466.55 Sq m**

Tower Court  
Courtaulds Way  
Coventry, CV6 5NX



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



## Property Highlights

- Open plan single floorplate
- Glazed entrance and impressive 1st floor terrace
- Generous on site car parking
- Good public transport

## Description

Tower Court stands on the site of the works where Samuel Courtauld and Company Limited first spun viscose yarn in 1905.

The current building was imaginatively refurbished and in 2001 was awarded a Coventry Design Award for design excellence. The building has recently been purchased and the first floor is currently being extensively refurbished.

## Location

Tower Court is well located 112 miles north of Coventry City Centre on the Foleshill Road (A4113) and is, therefore, ideal for both cars and public transport access being on a main arterial route into the city centre and out to the M6 motorway which is 3 miles away.



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## Accommodation

The open plan Grade A office accommodation to include:

- Raise floor
- Air conditioning
- Suspended ceiling with integral lighting
- Carpeting
- Shared first floor terrace
- Manned reception
- 22 on site car parking spaces

## Ground Floor Suite

5,079 sq ft (471.85 sq m)

74'10" x 75'9"  
22.82 m x 23.08 m



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## Tenure

Flexible terms are available on a new lease.

## Rent

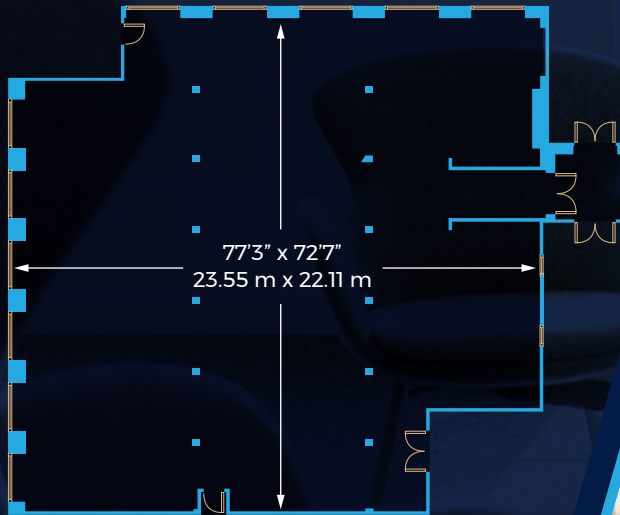
£85,500 per annum exclusive.

## Service Charge

A service charge is payable to cover the maintenance of common areas / lift / external fabric – details available on request.

## First Floor Suite

5,022 sq ft (466.55 sq m)



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## VAT

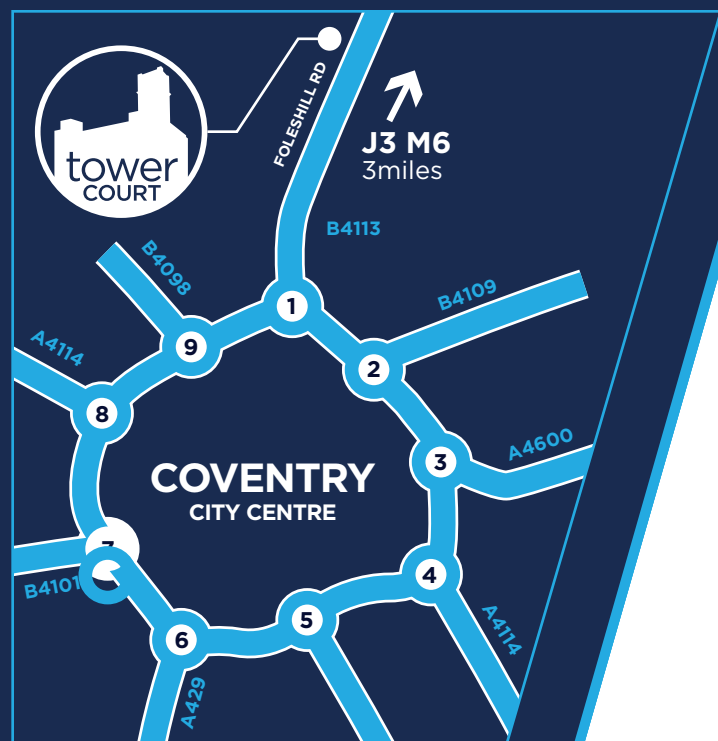
The property is elected for VAT.

## EPC

The property has an EPC Rating of C55. A copy of the EPC certificates are available upon request.

## Legal Costs

Each party to pay their own legal costs incurred in any transaction.



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## Viewing

Strictly by appointment through the sole agents.

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