

TO LET

**1st FLOOR
SELF-CONTAINED
OFFICE SUITE**



1st FLOOR
4 COVENTRY
INNOVATION VILLAGE
CHEETAH ROAD
COVENTRY
CV1 2TL

INTERNAL AREA

**1,381 sq ft
128.27 sq m**

**BROMWICH
ARDY**
024 7630 8900
www.bromwichhardy.com

KEY FEATURES



High quality self-contained office suite



Shared entrance and foyer



Comfort cooling system



Heating system



Passenger lift



Three car parking spaces
Further spaces available nearby
by separate arrangement



Newly redecorated
and recarpeted



Popular location close
to Coventry City Centre

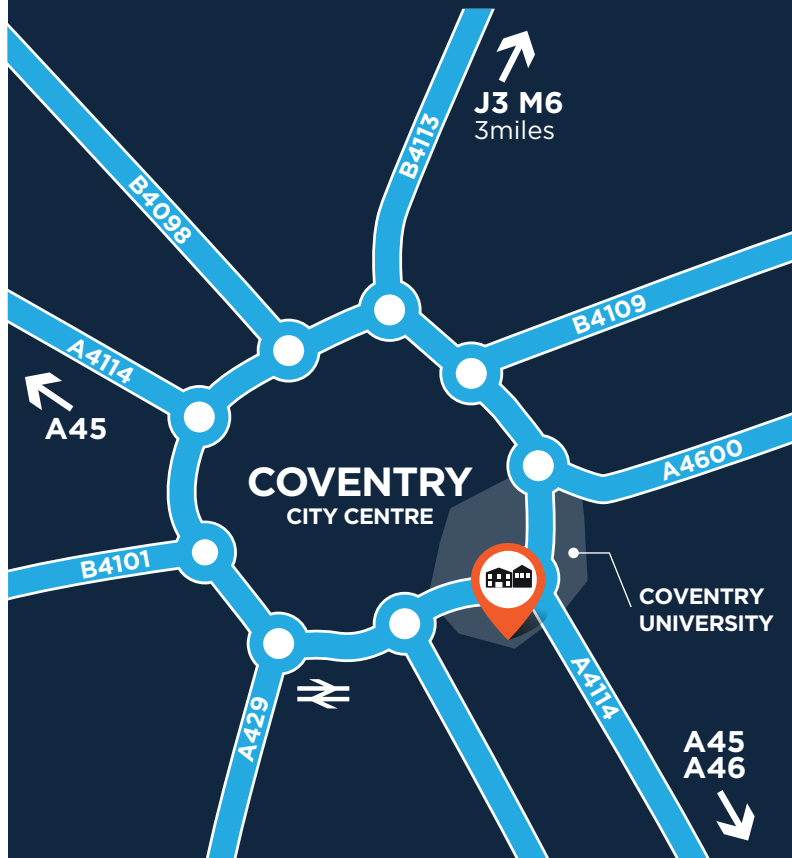
Rental: **£31,000 per annum**



**MAINLY OPEN-PLAN
FIRST FLOOR SUITE**
benefitting from a passenger lift

LOCATION

Coventry Innovation Village forms part of the wider Coventry University Technology Park Estate and is situated off the Cheetah Road cul-de-sac, in turn off Puma Way, which links between Mile Lane and Parkside, with rapid access onto the B4114 London Road, to the immediate south-east of Coventry City Centre Ring Road. Close by is the TechnoCentre and the main Coventry University Campus is nearby to the north.



1,381 sq ft (128.27 sq m)



**SITUATED IN THE WIDER
COVENTRY UNIVERSITY
TECHNOLOGY PARK**

DESCRIPTION

The mainly open-plan first floor suite is accessed off a generous ground floor entrance and foyer, benefitting from a passenger lift. The suite has its own male and female WC's and will have been fully recarpeted and redecorated at the point of letting. The suite has full air conditioning, which is to be fully replaced in early 2025, having separate controls for the suite. There are three dedicated car parking spaces with further spaces available nearby at the Techno Centre by way of separate negotiations.

TENURE

The suite is available by way of a new internal repairing lease for a period to be agreed.

RENT

£31,000 per annum exclusive.

BUSINESS RATES

Rateable Value (2023): £20,000
Rates Payable (2024/2025): £9,980

SERVICE CHARGE

A service charge is payable which includes for building insurance, electricity, University service charge, alarm system, security, lift maintenance, maintenance of common areas, external repairs and administration. The suite is responsible for 19.55% of the total service charge for the building.

EPC

The Energy Performance Rating for this property is B38. A copy of the certificate will soon be available upon request.



**THE SUITE HAS FULL
AIR CONDITIONING**
Fully replaced in early 2025

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Viewing strictly by appointment through sole agents Bromwich Hardy.



David Penn

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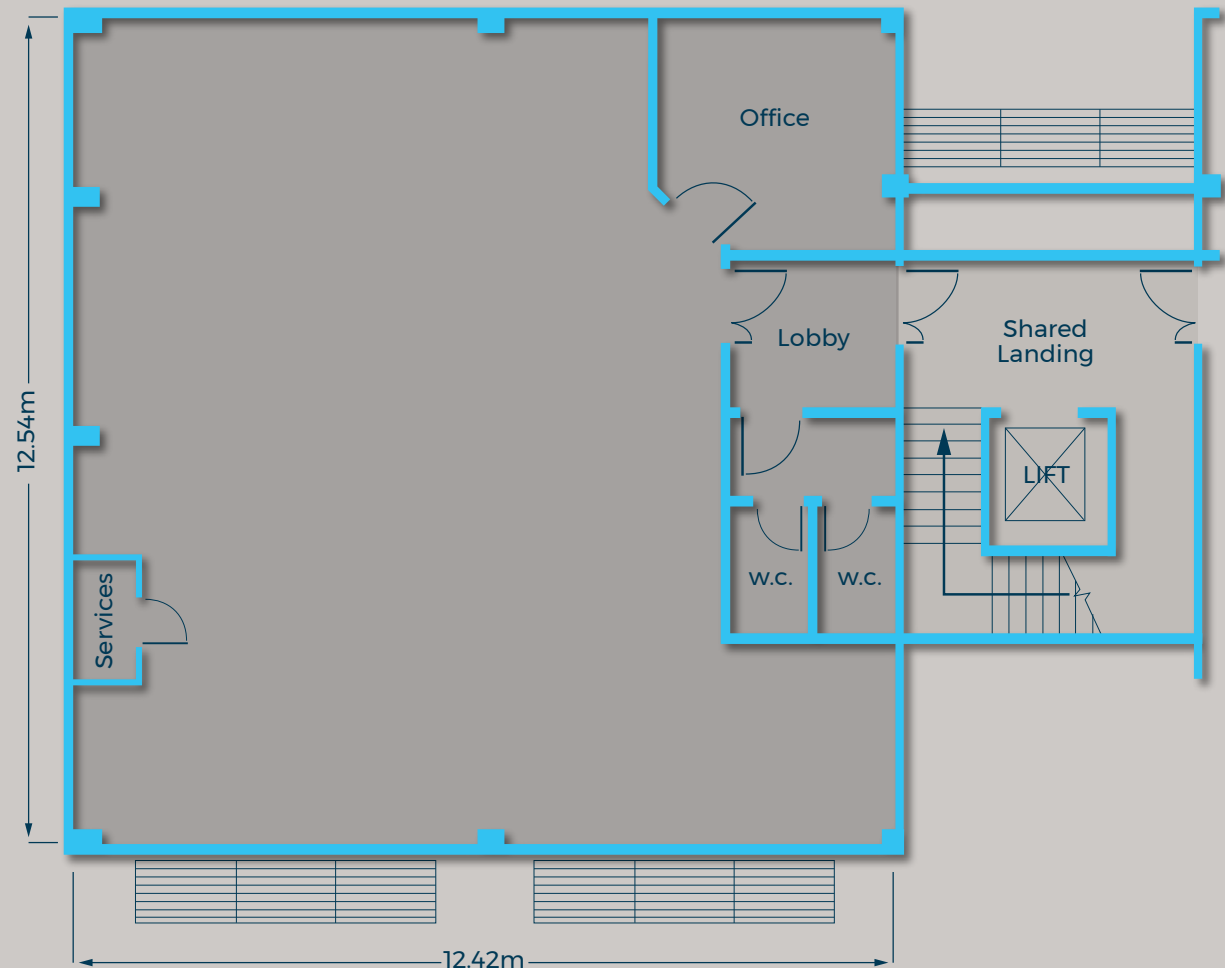
Bromwich Hardy

1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

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Brochure design by Minke | www.minke.co.uk | 01926 336535.

FLOOR PLAN



Internal area
1,381 sq ft (128.27 sq m)