

For Lease

Office



## Unit 9 Mercia Business Village

Torwood Close, Westwood Business Park, Coventry  
CV4 8HX

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

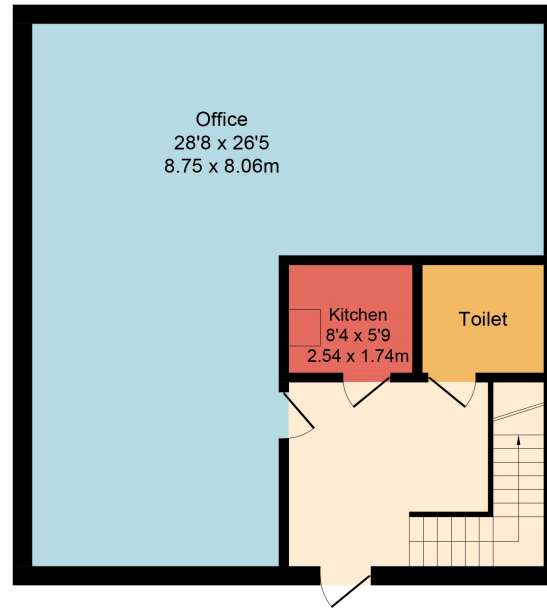
1,195 Sq Ft  
£15,000 Per Annum

9 Mercia Business Village, Torwood Close,  
Westwood Business Park, Coventry, CV4 8HX  
Total Approx. Floor Area 1518 Sq.ft. (141.04 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

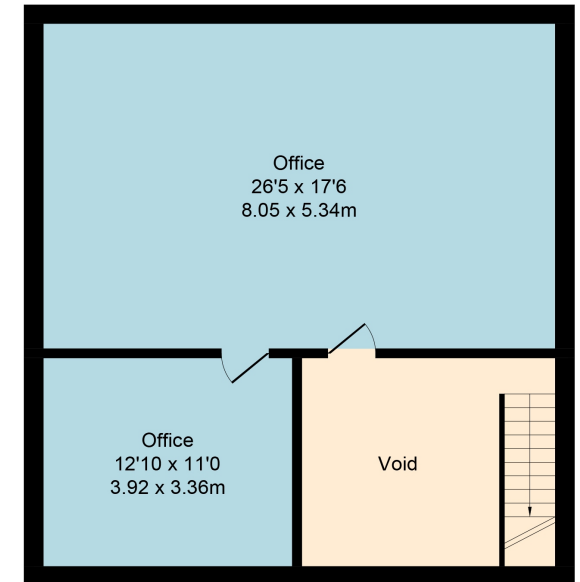
## Key Features

- Five dedicated parking spaces
- Close to Warwick University
- Good links to the motorway network
- Tile Hill railway station provides access to Birmingham and London



Ground Floor

Approx. Floor  
Area 759 Sq.Ft  
(70.52 Sq.M.)



First Floor

Approx. Floor  
Area 759 Sq.Ft  
(70.52 Sq.M.)

Unit 9 Mercia Business Village, Torwood Close,  
Westwood Business Park, Coventry, West Midlands,  
CV4 8HX





## Location

Mercia Business Centre is located on Westwood Business Park, Coventry's premier business park on the southern edge of the city. In addition to the high quality environment provided by Westwood Business Park the location provides good local service and the property benefits from good road links from Birmingham and the M42, M6 & M1 motorways via the A45 which is within 1 mile. Coventry city centre is located approximately 5 miles from the property with Leamington Spa and Kenilworth both being within easy access.

## Description

The unit provides self-contained two- storey modern office accommodation with suspended ceilings and recessed lighting, along with Category 5 cabling. The offices have been re-decorated and re-carpeted and benefit from electric heating, ground floor WCs and kitchen facilities. The property has the benefit of five designated car parking spaces.

## Accommodation

Area	Sq Ft	Sq M
Ground Floor Office	535	49.7
Kitchen	48	4.46
Cupboard	6	0.56
First Floor Office	606	56.3
<b>Total</b>	<b>1,195</b>	<b>111.02</b>

## Tenure

Fully repairing and insuring lease for a term of years to be agreed.

## EPC

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**Unit 9 Mercia Business Village, Torwood Close,  
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CV4 8HX**

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



### Service Charge

There is service charge payable on the business park, more details upon request.

### Legal Costs

Each party are to be responsible for their own legal costs.

### Viewing

Viewing through Sole Agent Bromwich Hardy.



#### Caine Gilchrist

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

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#### Charlie Glover

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

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