

GRADE A
HEADQUARTERS
OFFICE BUILDING

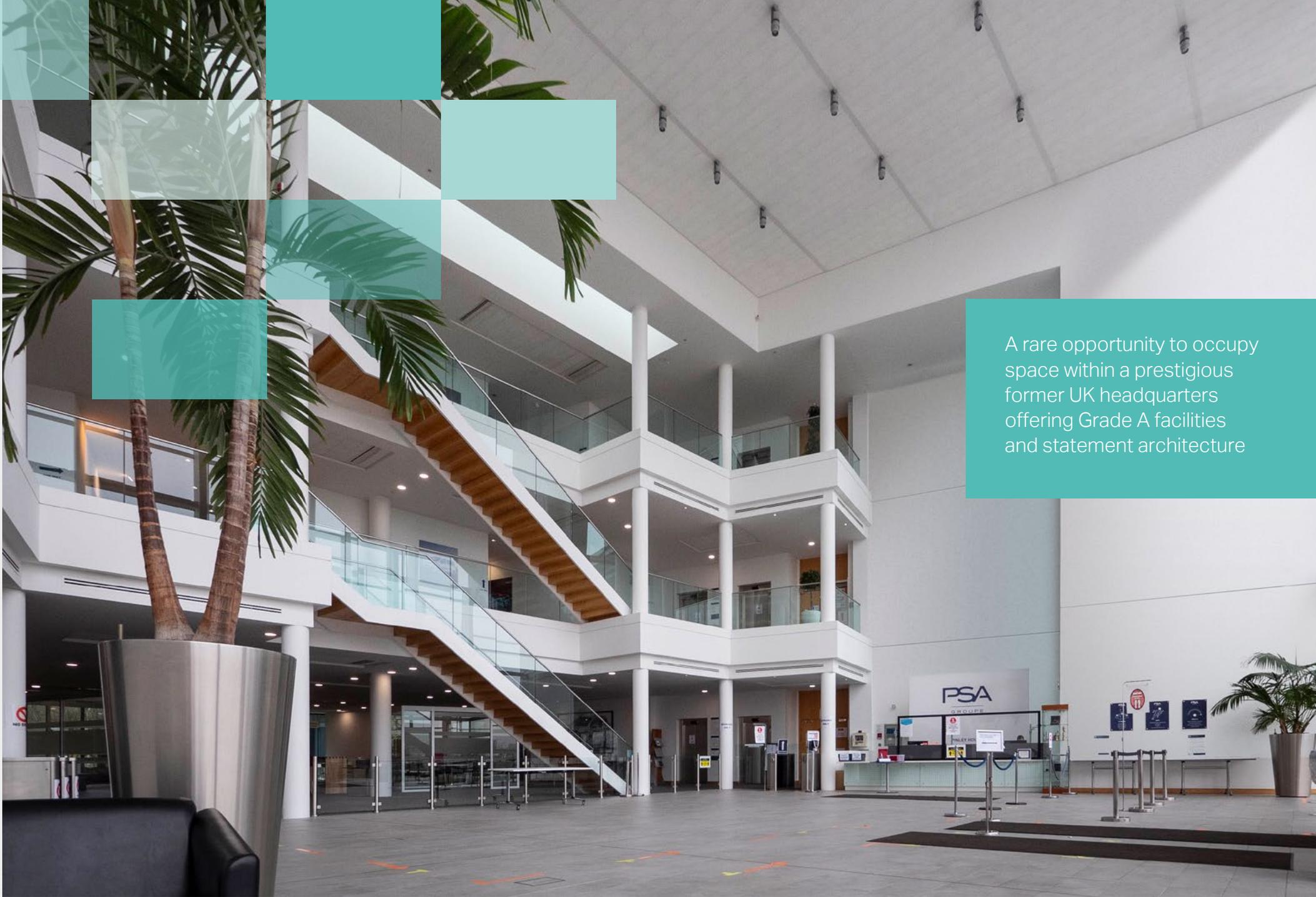
AVAILABLE NOW TO LET

LOCATION

2 Sunbeam Way
Coventry CV3 1ND

ACCOMMODATION

8,000 to 106,724 sq ft



A rare opportunity to occupy space within a prestigious former UK headquarters offering Grade A facilities and statement architecture

Built in 2006, Pinley House is a high quality, attractive and modern office building



Located in the heart of the Midlands near Coventry city centre and Coventry airport, Pinley House offers excellent road and public transport links

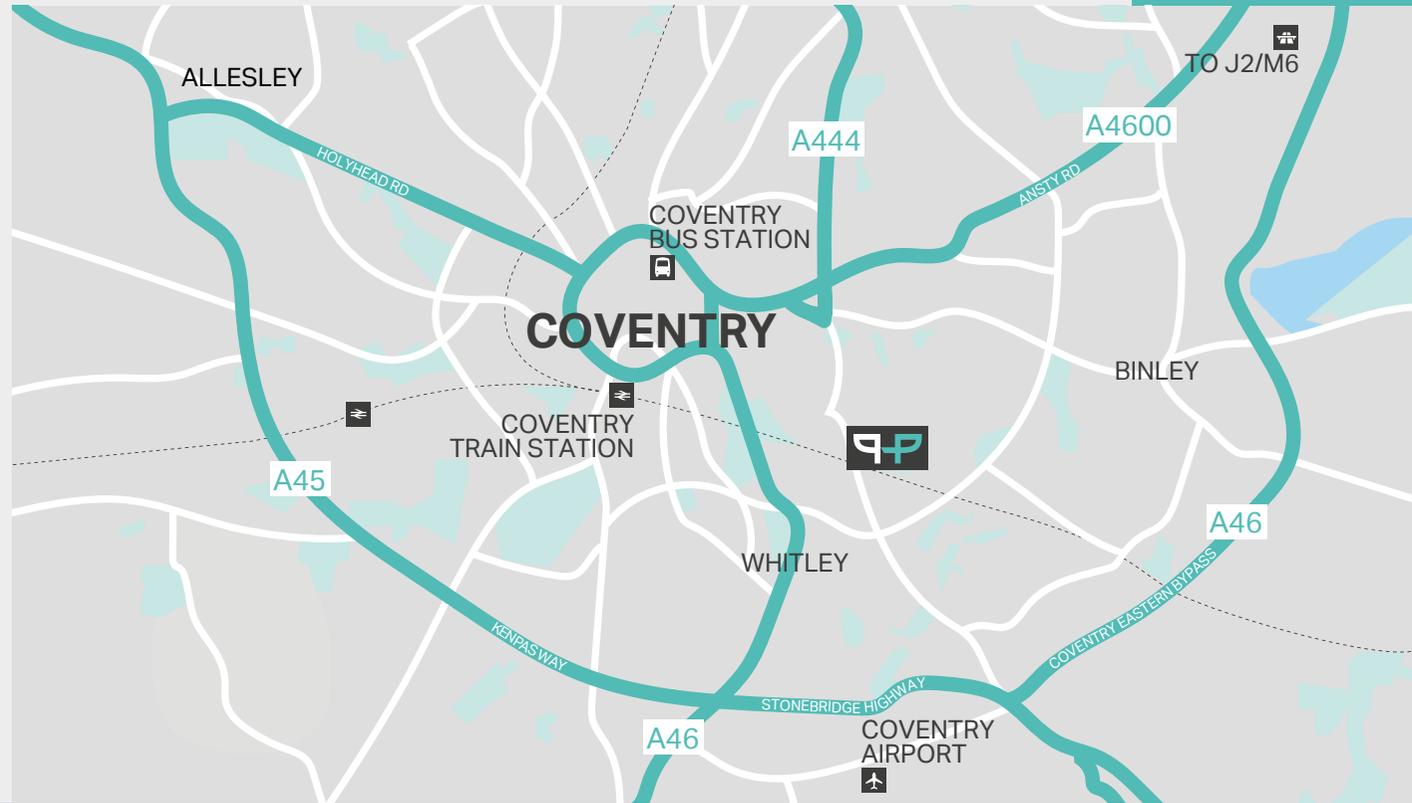


LOCATION

The property is located less than two miles to the east of Coventry city centre and is accessed off the Humber Road B4110 which links to the London Road A444 to the south and A428 Binley Road to the north, two of the main arterial routes out of Coventry city centre. The recently improved A45 Tollbar End is approximately 1.5 miles east of the property.

It's central location provides fast access to the country's full motorway network, lying just south of the M6 (Junctions 2 and 3) and the M69 (Junction 1), east of the M42 (Junction 6), North of the M40 (Junction 15) and east of the M1 and M45 Motorways.

Pinley House is easily accessed by public transport and offers good foot and bicycle links, plus ample on site car and bicycle parking.



NX3 bus stop



0.2 miles



3 mins



1 mins

Local shops

0.4 miles

9 mins

3 mins

Asda Supermarket

0.7 miles

15 mins

5 mins

David Lloyd

1.3 miles

26 mins

10 mins

City centre

1.3 miles

26 mins

8 mins

Pool Meadow bus station

1.7 miles

34 mins

10 mins

Coventry train station

1.8 miles

37 mins

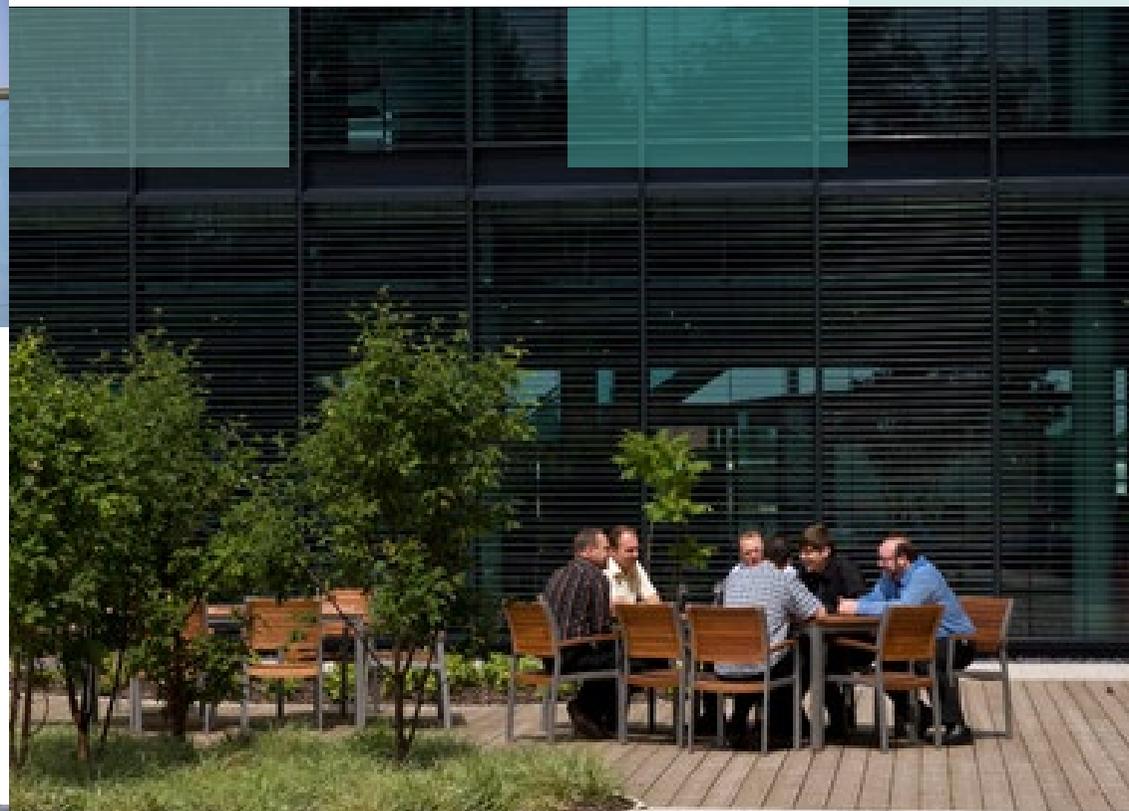
13 mins



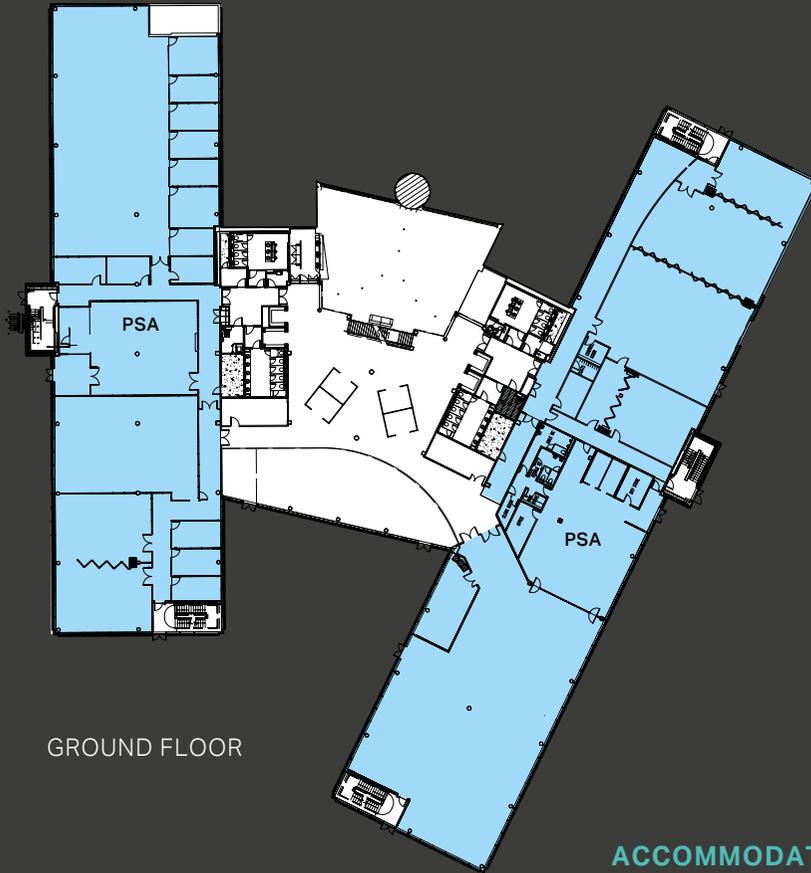
WELFARE FACILITIES

Reflecting its Grade A specification, Pinley House features extensive facilities for the wellbeing of staff. These include:

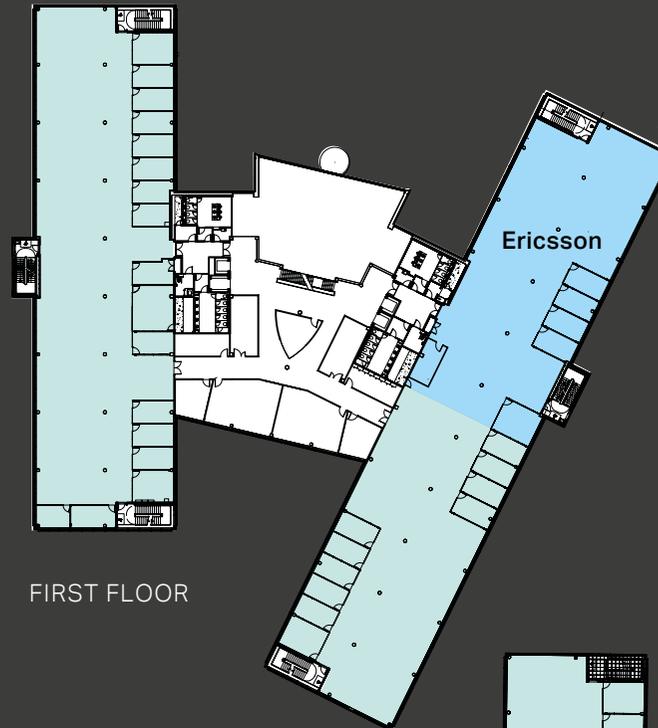
- Fitted canteen and coffee bar
- A fully equipped gym
- Wash rooms and shower facilities
- A landscaped outdoor green breakout area



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



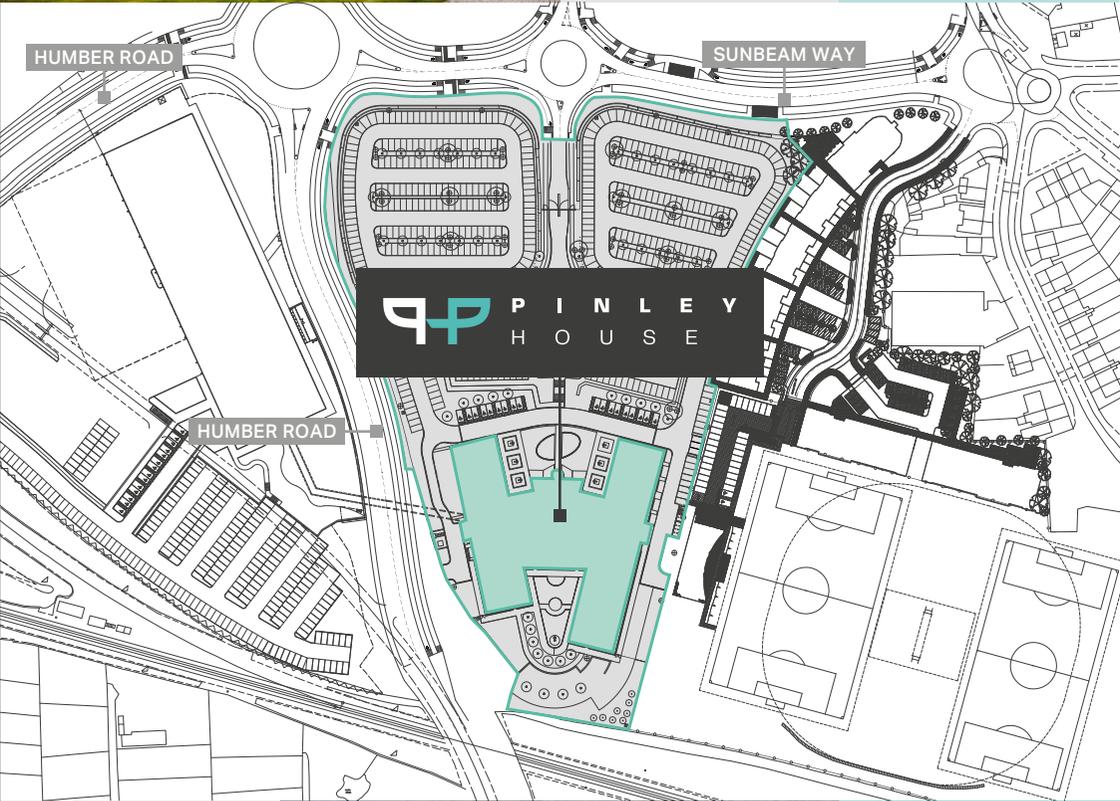
SECOND FLOOR

KEY

- Available
- Occupied

ACCOMMODATION

Floor	NIA (sq m)	NIA (sq ft)	IPMS 3 (sq ft)
Reception	235.78	2,538	-
Ground Floor	3,000.38	32,296	35,479
First Floor	3,004.93	32,345	39,209
Second Floor	2,997.48	32,265	39,096
Basement	741.36	7,980	8,134
Total	9,979.93	107,424	121,918



SPECIFICATION

Grade A headquarters office building configured on basement, ground and two upper floors in parallel wings around an impressive central atrium.

- Air conditioning
- Suspended ceiling and raised floors
- Three 10 person passenger lifts
- Triple height atrium
- Fully fitted restaurant and coffee bar
- Extensive meeting rooms, private dining and large presentation suite
- Fully equipped gym
- Shower facilities
- Bicycle parking
- Landscaped communal breakout area
- Car parking ratio 1:185 sq ft

ENERGY PERFORMANCE RATING

The building has an energy performance as follows: **Pinley House: C<55**

AVAILABILITY OPTIONS & TERMS

- The office building is available on a floor-by-floor basis from 8,000 sq ft upwards.
- The office building may also be available as a whole.

Quoting Rent: £20.00psf

Estate & Building Service Charge:

Estimated £5.50psf

Business Rates: Estimated £135 per sqm.

VIEWING

By appointment through the joint agents,
Gerald Eve LLP and Bromwich Hardy



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