

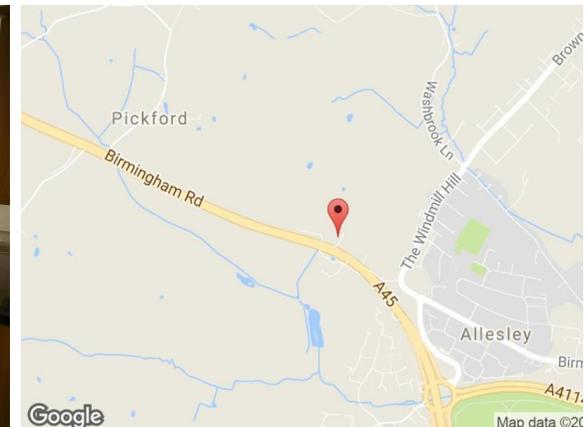
TO LET

Sycamore Court, Birmingham Road Coventry, CV5 9BA

Rent PA: £10,200

Area: 460 sqft (43 sqm)

- GF Suite With Three Parking Spaces
- Modern Office Development
- Easily Accessed Off The A45
- Totalling About 42.71 m² (460 ft²)
- Rental £10,200 per annum inclusive



LOCATION:

The property forms part of the Sycamore Court office development being situated on the fringe of Allesley Village accessed off the A45 Birmingham Road within easy reach of the Midlands Motorway Network. The property is also conveniently situated for access to Birmingham International Airport (approx. 9 miles) and Coventry City Centre being about 3.5 miles distant.

DESCRIPTION:

The premises comprise a ground floor suite of three rooms which form part of modern two storey semi-detached brick built building set beneath a hipped tiled roof with a portico entrance. The offices are well presented and benefit from carpets, suspended ceilings, Cat 2 lighting, air conditioning/heating, kitchenette (with plumbing for dishwasher), disabled w.c. etc. The suite also benefits from three car parking spaces. There is a communal ground floor entrance lobby shared with the first floor occupiers, Ararna Ltd., who operate a health service consultancy.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Three Office Rooms	460	43
TOTAL	460	43

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

All mains services are understood to be available subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The premises are available for a term by agreement (but a minimum of three years is suggested) with the lease drawn on a tenant's internal repairing basis. The commencing rental will be £10,200 per annum to include contributions towards the costs of heating, lighting, buildings insurance, business rates, external maintenance, landscaping, maintenance of the car parking area and estate lighting, refuse collection, water charges etc. The tenant will be directly responsible for their own telecoms.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including Stamp Duty and VAT, if applicable.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (June 2018) the Landlord has elected to charge VAT on the rent.

RATEABLE VALUE:

The rent is inclusive of any contribution towards Business Rates.

EPC RATING: D

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **coventry.commercial@loveitts.co.uk**