

For Lease

Office



# 16 Mercia Business Village

Torwood Close, Westwood Business Park, Coventry CV4 8HX

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

- 1,000 Sq Ft
- £600.00 Per Annum

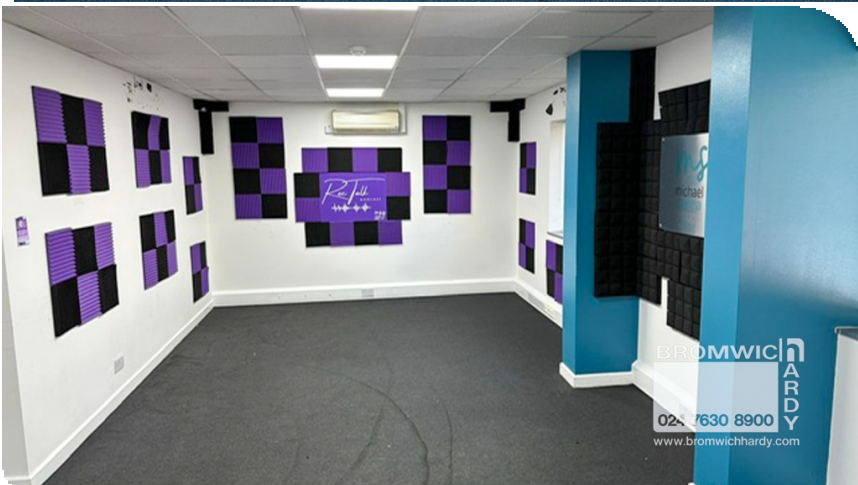


## Key Features

- Courtyard Office Space
- Onsite parking
- Flexible leases available
- Viewing Advised
- Additional Site available on Mercia Business Village
- Prominent business estate



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## Location

Located on the Mercia Business Village on Torwood Close, these office buildings are close to Westwood Academy, Maxxis International, The Geek Guys, Trinity Accountants and within driving distance to Cannon Park Shopping Centre, Aldi, and Screwfix. 1.5 miles from the A45 and 4 miles from the Coventry city centre.

## Description

Unit 16 office building is available, both with ground floor and first floor offices, W/C and Kitchens. This building is below the rateable value and should benefit from small business rates relief. There are 5 parking spaces assigned for each unit located at the front of the properties. The property is available later this year (2024).

## Accommodation

Area	Sq Ft	Sq M
Ground Floor	500	46.45
First Floor	500	46.45
<b>Total</b>	<b>1,000</b>	<b>92.9</b>

## Tenure

Short-term letting agreement.

## EPC

Unit 14: E  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9329-3028-0151-0100-3891>

Unit 18: D  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0980-2950-0325-3320-3090>

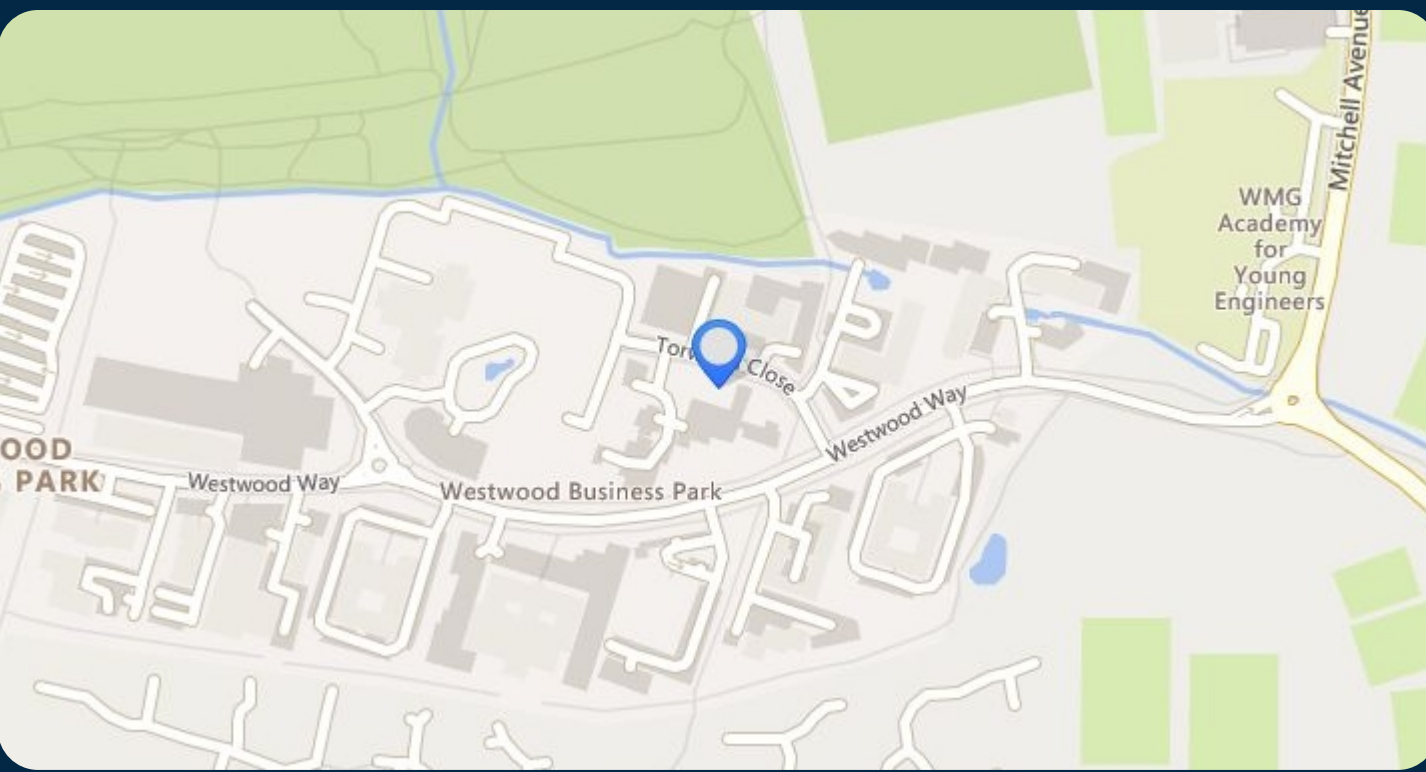
## VAT

This property is registered for VAT (Value Added Tax).

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



### Service Charge

Further information available upon request.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include. Corporate structure and ownership details; Identification and verification of ultimate beneficial owners; Satisfactory proof of the source of funds for the

Buyers/ funders/lessee



### 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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