

For Lease

Office





# Greenwood House

Westwood Business Park, Westwood Way, Coventry  
CV4 8TT

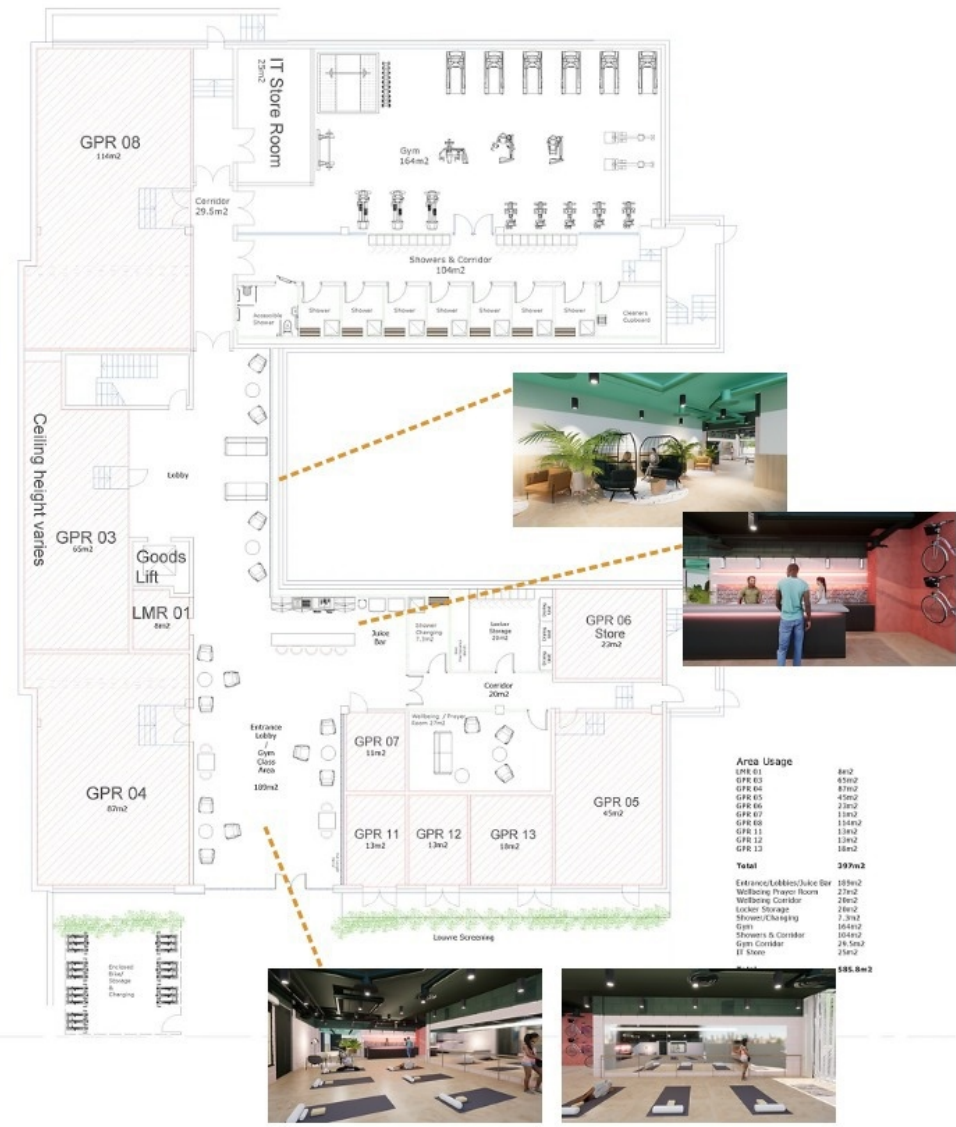
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-  47,456 Sq Ft
-  On Application

## Key Features

- HQ style office building on the well established Westwood Business Park.
- Triple height entrance foyer, to be remodelled with concierge reception and breakout space.
- Extensive basement to be refurbished to provide tenant amenities.
- Situated within extensive landscaped grounds.
- Air conditioning.
- Full accessed raised floor.
- Suspended ceiling with recessed lighting.
- 3 x 8 person passenger lifts.
- 287 car parking spaces (ratio of 1:165 sq. ft.)



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### Location

Greenwood House is prominently positioned on the 100 acre Westwood Business Park immediately adjacent to the main campus of the University of Warwick campus, west of Coventry City Centre. The park is well located for easy access to the A45 and A46, link with the Midlands motorway network. The National Exhibition Centre and Birmingham Airport are approximately 15 minutes' drive along the A45. There are frequent rail links to London Euston from Coventry Train Station, which itself has undergone extensive redevelopment in recent years.

### Description

Greenwood House comprises a three-storey office building which is due to undergo significant redevelopment to the common areas and amenity offer. The Property is situated within extensive landscaped grounds which may be utilised by occupiers for breakout and recreation space. The Property is accessed via a large reception area which benefits from a triple height atrium which is proposed to be imaginatively redesigned to provide a concierge service and breakout space. The office floorplates are split across two equal wings with a lift lobby, communal toilets and space for kitchenette and breakout space in the central core. The basement is also proposed to provide nearly 4,000 sq.ft. of tenant amenity as an additional offer to the landscaped grounds. The Property also benefits from a private car park with 287 spaces, providing an excellent parking ratio of 1:165 sq.ft.

All photos are used for illustration purposes and final fitout may vary.

### Accommodation

Area	Sq Ft	Sq M
Basement	3,007	279.35
Reception	3,090	287.06
Ground Floor	13,511	1,255.17
First Floor	13,920	1,293.17
Second Floor	13,928	1,293.91
<b>Total</b>	<b>47,456</b>	<b>4,408.66</b>

### Business Rates

Rateable Value (2023 list) split into 2 hereditaments:  
 • Part Basement and Ground Floor RV--£132,000  
 • First and Second Floors RV --£234,000  
 Occupiers are advised to make their own enquiries.

### EPC

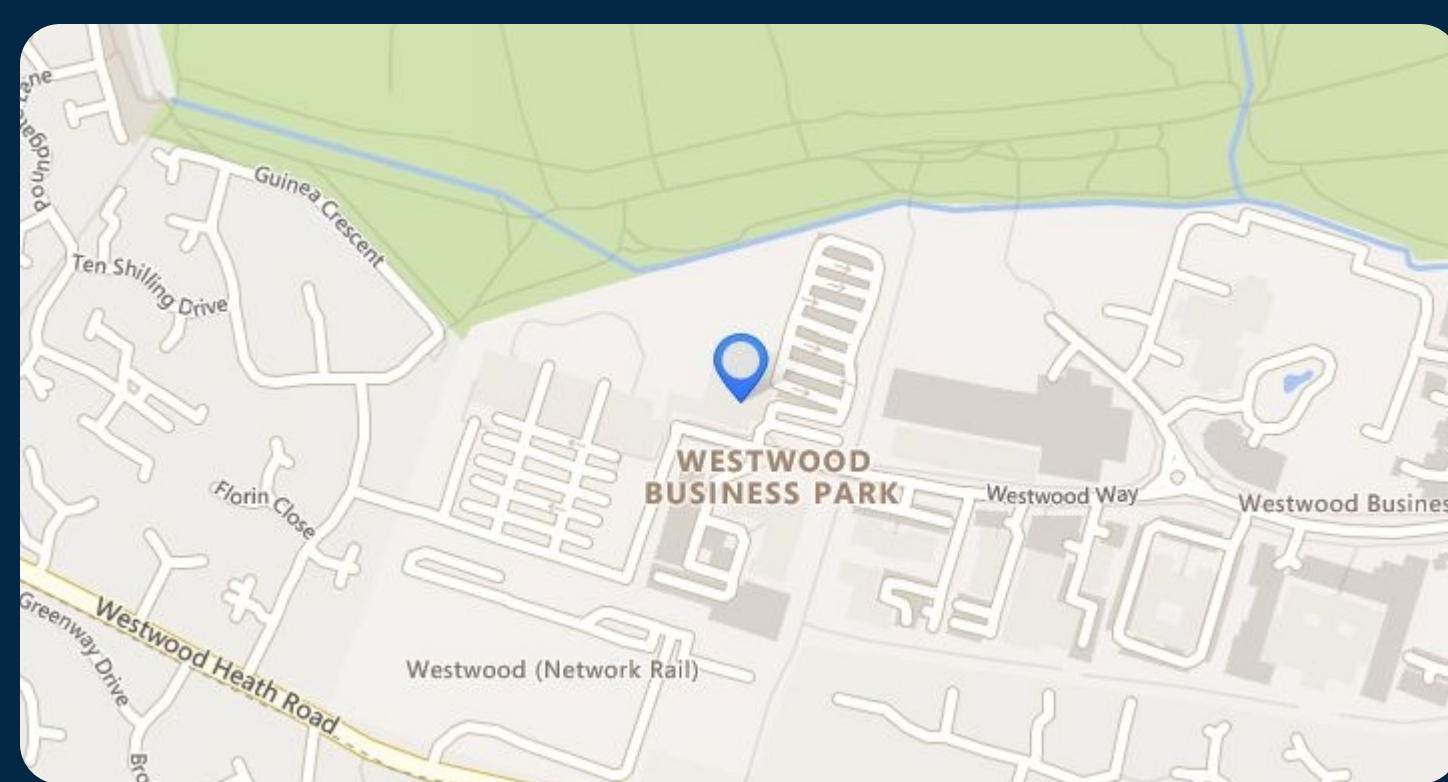
Currently D(91), targeting B rating following refurbishment.

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This property is registered for VAT (Value Added Tax)



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### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with joint agents, Bromwich Hardy or Cushman & Wakefield.



#### Caine Gilchrist

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

**02476 308 900**  
**07806 767 073**  
[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)



#### Tom Bromwich

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

**02476308 901**  
**07718 037 150**  
[tom.bromwich@bromwichhardy.com](mailto:tom.bromwich@bromwichhardy.com)



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02476 308900 [office@bromwichhardy.com](mailto:office@bromwichhardy.com) [www.bromwichhardy.com](http://www.bromwichhardy.com)