

**For Sale/To Let**

£27,620 - £57,000

Per annum

£675,000

For the freehold

# Modern Self Contained Office Building

1,645 - 3,395 Sq Ft (152.82 - 315.4 Sq M)



4 Argosy Court, Whitley Business Park, Coventry, West Midlands CV3 4GA

## Property Highlights

- Modern self-contained office building on prime business park
- Available to let on a floor by floor basis
- 12 parking spaces with scope for a further 9
- Close to Coventry City Centre
- The landlord is prepared to undertake a degree of refurbishment subject to terms being agreed
- Immediately available
- Virtual tour:  
<https://my.matterport.com/show/?m=wetrSmdhKoB>



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## Location

Argosy Court is situated off Scimitar Way adjacent to the Jaguar Land Rover prototype vehicle operations hub at the Whitley Engineering Centre, approximately two miles south east of Coventry City Centre with excellent road infrastructure links.

Scimitar Way connects with the A444 close by which also connects nearby with the major A45 and A46 trunk roads, therefore providing excellent access to national infrastructure, with six motorways within a 15 minute drive.

## Description

Argosy Court is a scheme of six office buildings in four blocks, Unit 1 being Jaguar Land Rover's European Headquarters as a larger standalone unit. The remaining units are in a row of three blocks, Unit 2 being fully detached, whereas Units 3 & 4 and Units 5 & 6 are each semi-detached blocks.

Unit 4 is a two storey office of brick construction with a steel frame built in 2008 by St Modwen. The unit offers a largely open plan finish, with comfort cooling, perimeter trunking and suspended ceilings including LG7 lighting.

The unit has a lined profile sheet roof and double glazed powder coated aluminium framed windows. There are WC's at ground and first floor levels, along with shower facilities on the ground floor.

Externally the premises are set within an attractive landscaped environment with 12 dedicated car parking spaces included, with a further 9 spaces available if required.



## Accommodation

| Description  | Sq Ft        | Sq M         | Rent           |
|--------------|--------------|--------------|----------------|
| Ground Floor | 1,750        | 162.57       | £29,380        |
| First Floor  | 1,645        | 152.82       | £27,620        |
| <b>Total</b> | <b>3,395</b> | <b>315.4</b> | <b>£57,000</b> |

| Business Rates        |         |
|-----------------------|---------|
| Rateable Value (2017) | £48,500 |



## Tenure

The offices are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

The owner will also consider the sale of the property and interested parties are encouraged to make contact to discuss terms.

## Services

All mains services are connected.

## EPC

EPC available on request.

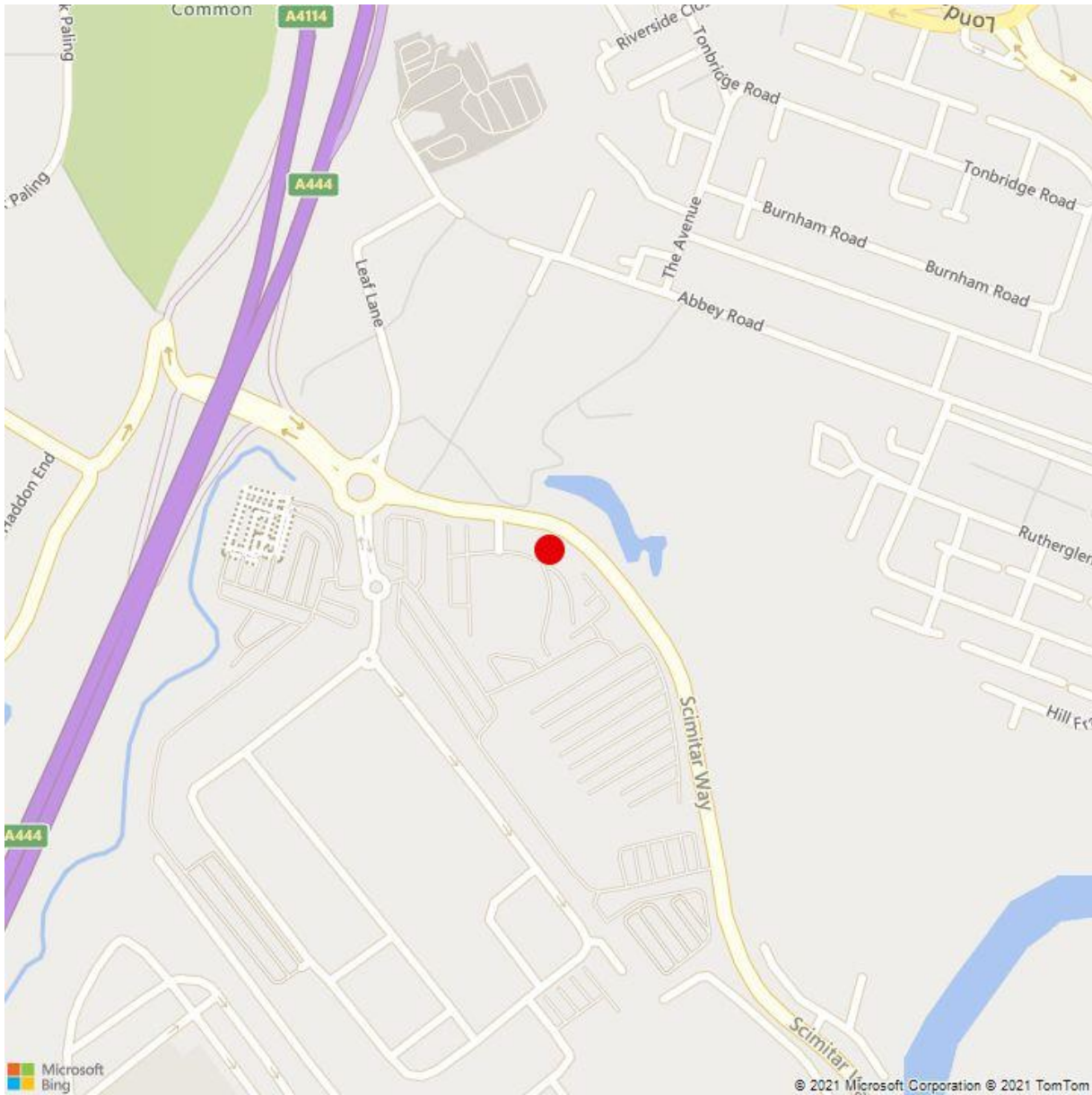
## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction

## Viewing

Strictly by appointment with the two agents





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. January 2023.