

To Let

£3,000
Per Annum

Flexible Room Sizes

129 - 2,842 Sq Ft (11.98 - 264.02 Sq M)



Flexible Offices At William House, West Park, 209 Torrington Avenue, Coventry, West Midlands CV4 9AP

Property Highlights

- Extensively refurbished
- Established business location
- Less than 10 minutes from Coventry station and city centre
- Flexible Terms
- Easily accessible via the A45
- Ready for Occupation



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Location

West Park is well situated within the established Torrington Avenue Industrial Estate, which is easily accessible via the A45.

The city centre is some two miles away, Leamington Spa and Warwick are approximately eight miles away and the M6 motorway is accessible via the A444.

Description

West Park is an established business estate in a recognised and busy industrial location and is home to a range of reputable occupiers.

Offering flexible furniture fittings and custom terms to suit your needs. Onsite parking is offered for tenants.

The space available consists of a spacious main office, accompanied by 8 smaller separate offices, which are ideal for use as private suites, meeting rooms and storage. The offices also benefit from two WCs and a modern kitchen and break room.

The property has been newly refurbished to a high specification.

Accommodation

Description	Sq Ft	Sq M
Main Office	836	77.66
Office 2	129	11.98
Office 3	150	13.93
Office 4	207	19.23
Office 5	153	14.21
Office 6	373	34.65
Office 7	218	20.25
Office 8	388	36.04
Office 9	275	25.54
Total	2,842	264.02

Business Rates	
Rateable Value (2017)	
Rates Payable	£0
<i>This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.</i>	

Tenure

Short-term and long-term leases are available.

Services

All mains services are connected.

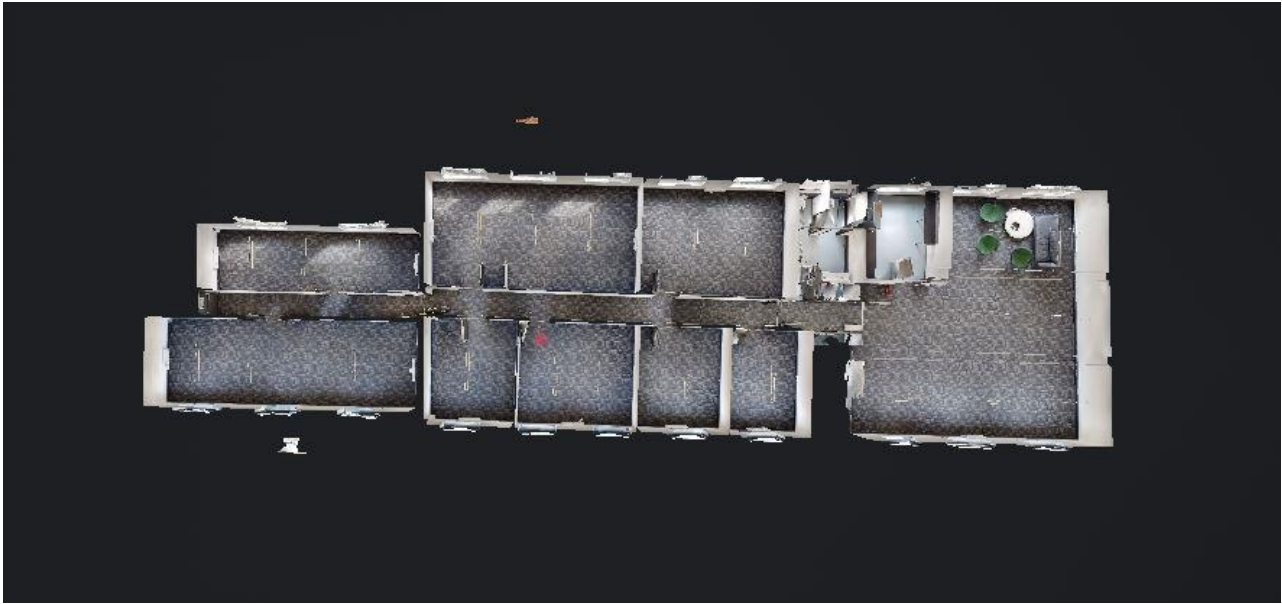
EPC

Rating E - 112

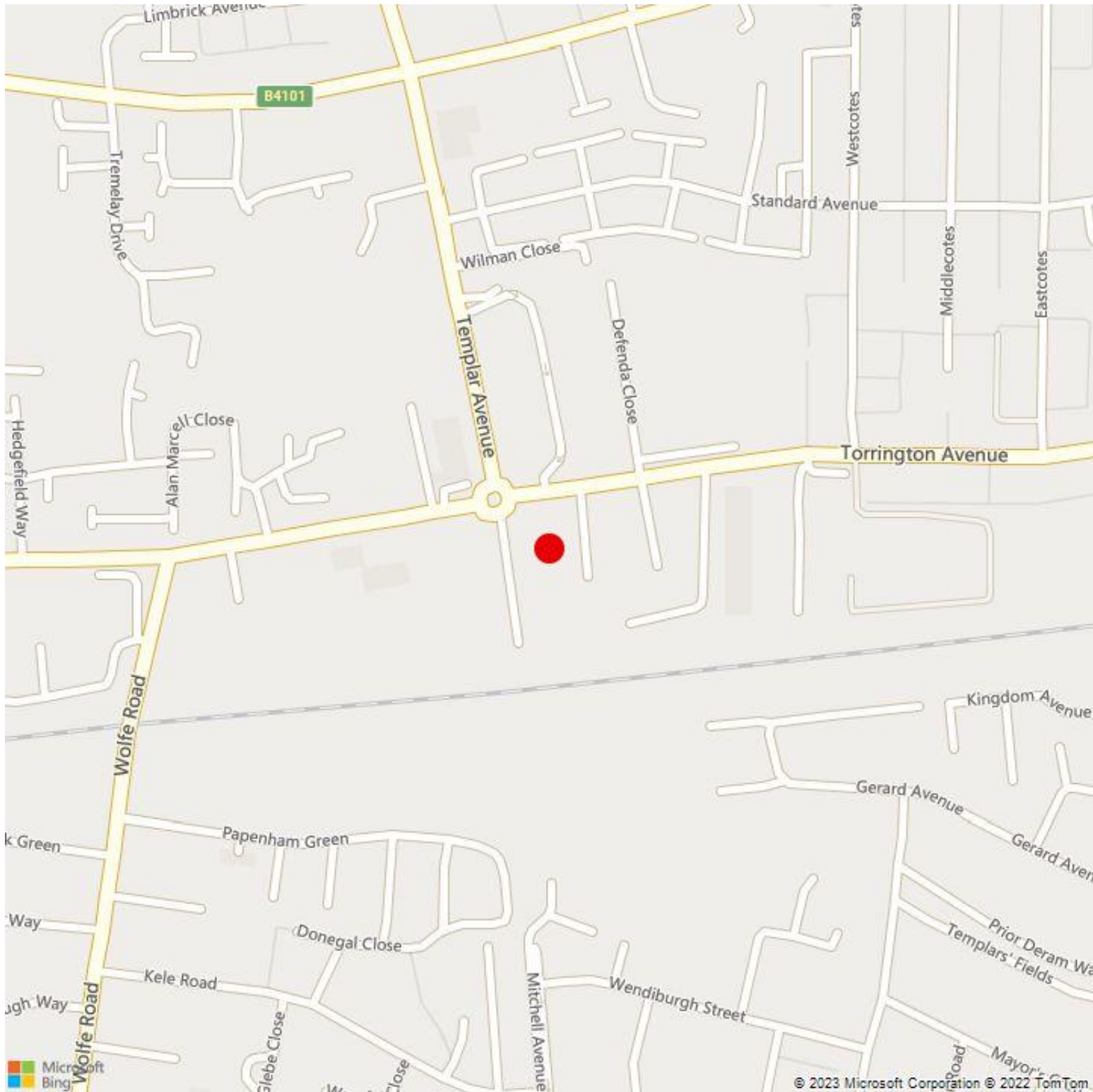
Viewing

Strictly by appointment with the agent Bromwich Hardy





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. March 2023.



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