



COVENTRY
CV6 5NX

TO LET

GRADE A GROUND FLOOR & FIRST FLOOR OFFICE SUITES

Ground Floor Suite

5,079 Sq ft
471.85 Sq m

First Floor Suite

5,022 Sq ft
466.55 Sq m

Tower Court
Courtaulds Way
Coventry, CV6 5NX



BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

Property Highlights

- Open plan single floorplates
- Newly refurbished manned reception
- Glazed entrance and impressive 1st floor terrace
- Generous on site car parking
- Excellent public transport - bus stop directly opposite

Description

The iconic Tower Court building stands on the site of the works where Samuel Courtauld and Company Limited first spun viscose yarn in 1905.

The current building was imaginatively refurbished and in 2001 was awarded a Coventry Design Award for design excellence. The available space and reception have recently been extensively refurbished to a Grade A specification.

Location

Tower Court is well located just 1 mile north of Coventry City Centre on the Foleshill Road (A4113) and is, therefore, ideal for both cars and public transport, access being on a main arterial route into the city centre and out to the M6 motorway which is 3 miles away.



Virtual Tour
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Accommodation

The open plan Grade A office accommodation to include:

- Raised flooring
- Air conditioning
- Suspended ceiling with LED lighting
- Shared first floor terrace
- Manned reception
- 25 parking spaces per suite

Ground Floor East

5,079 sq ft (471.85 sq m)

74'10" x 75'9"
22.82 m x 23.08 m



Tenure

Flexible terms are available on a new lease.

Rent

Based on £17 per sq ft per annum exclusive.

Service Charge

A service charge is payable to cover the maintenance of common areas / lift / external fabric – details available on request.

First Floor East

5,022 sq ft (466.55 sq m)



Virtual Tour
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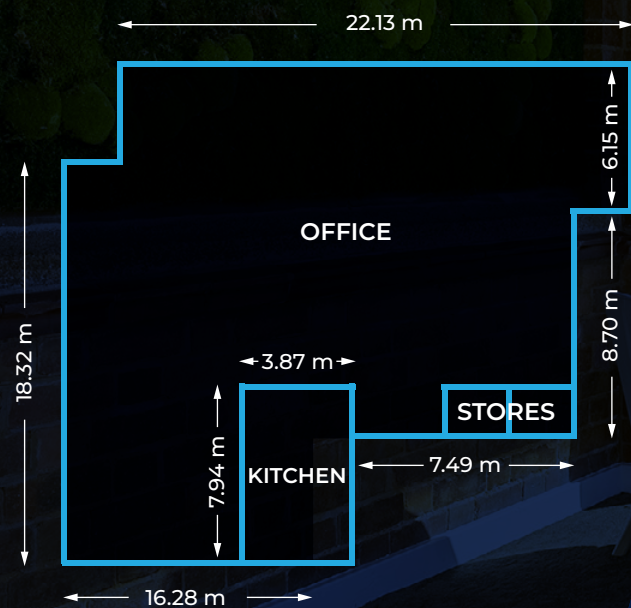


First Floor West

5,247 sq ft (487.44 sq m)

Accommodation

Description	Sq ft	Sq m
Office	4,836	449.26
Kitchen	331	30.73
Storage	80	7.45
Total (GIA)	5,247	487.44

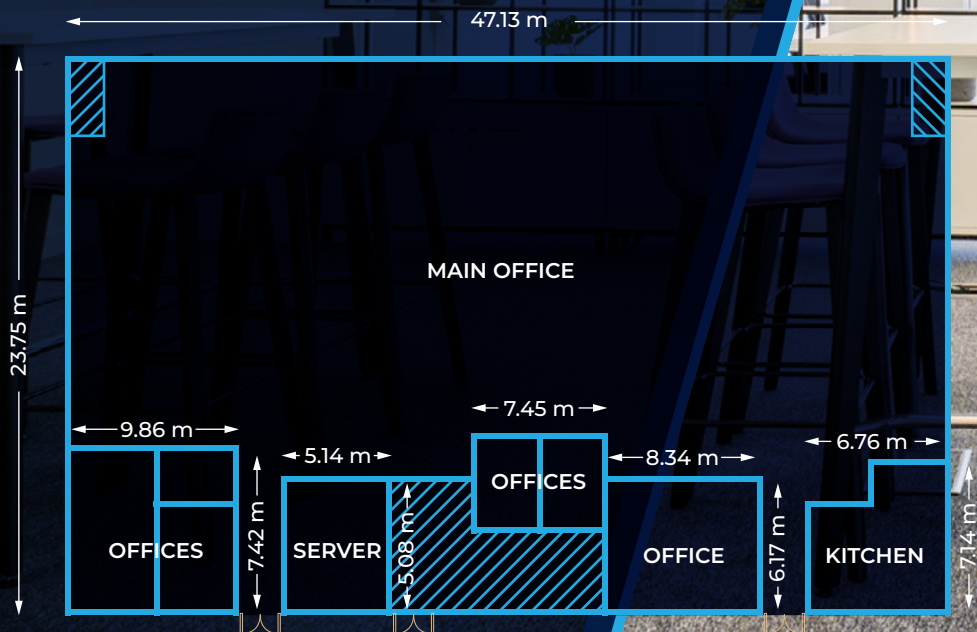


Second floor

11,762 sq ft (1,092.76 sq m)

Accommodation

Description	Sq ft	Sq m
Main Office	9,387	872.12
Office A	602	55.96
Office B	129	11.95
Office C	108	10.01
Office D	252	23.38
Office E	174	16.17
Office F	372	34.58
Kitchen	457	42.49
Server Room	281	26.11
Total (GIA)	11,762	1,092.76



VAT

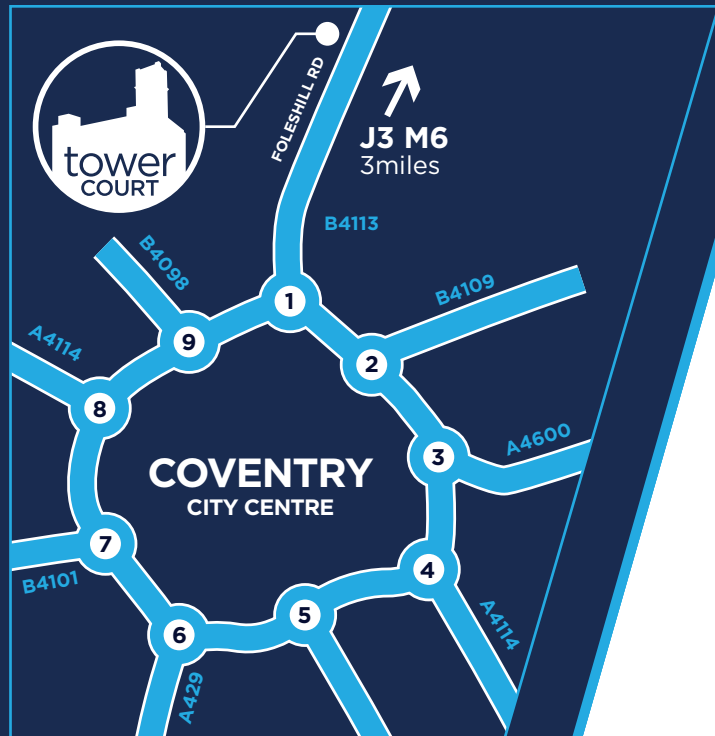
The property is elected for VAT.

EPC

The property has an EPC Rating of C55. A copy of the EPC certificates are available upon request.

Legal Costs

Each party to pay their own legal costs incurred in any transaction.



Viewing

Strictly by appointment through the sole agents.

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