

## INVESTMENT SALE

Part Tenanted Office Building

**Shillingwood House, Westwood Way, COVENTRY CV4 8JZ**



**14,024 SQ FT (1302.83 SQ M)**

- Asset Management Potential
- Ground Floor Vacant
- Established Business Park Location
- Passing Rent £117,710

## Location

Shillingwood House is located on the very successful Westwood Business Park, a 100 acre landscaped campus situated to the south west of Coventry. A number of major companies are represented on the Park including Barclays Bank plc, E-on and Tui (UK) Limited, along with other high profile companies. The University of Warwick Science Park, Warwick University and Network Rail Training Centre are also located at Westwood.

The Park is well located for easy access to the A45 and A46, which in turn link with the Midlands motorway network. The National Exhibition Centre and Birmingham International Airport are located approximately 20 minutes drive to the west along the A45. There are half hourly rail links to London from Coventry mainline station with a journey time of around 50 minutes.

## Description

Shillingwood House is an attractive office building with full brick elevations and pitched tiled roof. The property is currently multi-tenanted; 2 tenants on the first floor; 1 tenant on the ground floor and vacant space on the ground floor.

The vacant space on the ground floor currently extends to 2,905 sq ft, but can be split into 2 suites (each with WC facilities); Suite 1: 1,237 sq ft, Suite 2: 1,668 sq ft.

The offices provide Category 2 lighting, perimeter trunking and the property benefits from gas fired central heating.

There is excellent on-site parking provided.

## Tenure

The property is held on a long leasehold interest from Coventry City Council for a term of 125 years commencing 2 June 1989 and expiring 1 June 2114 at a Peppercorn rent.

The passing rent is £117,710.

## Consideration

Offers in excess of £1.4 million.

## Legal Costs

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

## Energy Rating

D88.

## Tenancy Schedule

Floor/Tenant	sq ft	Rent £ pa	Commencement	Expiry	Comments
Ground Vacant	2,905	-			
Part Ground Mountain Warehouse	3,770	47,125	28 09 18	27 09 23	Tenant break option 27 09 21
Part First Online Business School	1,484	17,800	04 08 16	03 08 21	Tenant break option 04 08 19
Part First Geothermal International	5,865	52,785	20 06 14	19 06 19	

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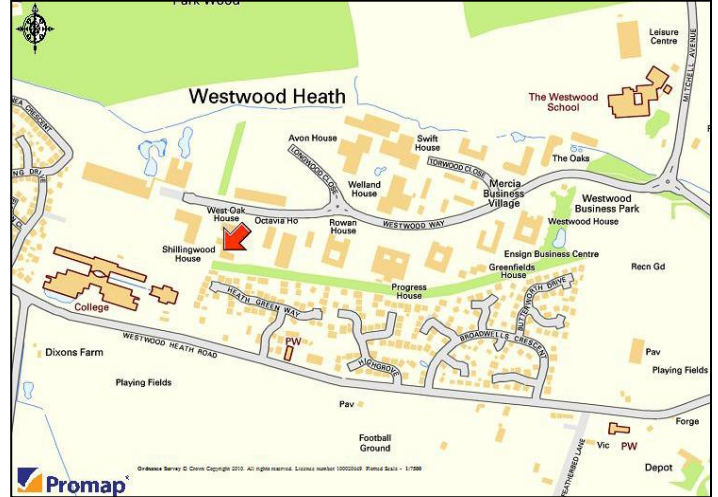
## Viewing

Strictly by appointment with the agents.

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