FOR SALE / MAY LET

38-44 Binley Road
Office Suite - 9,880 SQFT (918 SQ M)
Site Area - 0.435 acres

38-44 Binley Road | Coventry | CV3 1JA

City Centre
University Campus
PROPERTY HIGHLIGHTS

- Prominent Location
- Suitable for re-development subject to PP
- Excellent On-site parking
- Vacant possession available
- Easy access from Binley Road/ Sky Blue Way roundabout

34 On-site Car Parking Spaces
Total Site Area 0.435 Acres
Steel Fenced and Gated Car Park
0.6 Miles to Coventry University Campus
Superb Midlands Location
38-44 BINLEY ROAD
Coventry | CV3 1JA

DESCRIPTION
The premises form part of a terrace of buildings and are currently used as offices, having originally been built as residential dwellings. The buildings are of traditional brick built construction with pitched tiled roof.

The property is arranged over three floors, basement, ground and first floor with a single storey ancillary building to the rear. The site has excellent car parking provision and is secure and gated.

LOCATION
The property sits on a prominent site fronting the roundabout linking Binley Road, Sky Blue Way and Phoenix Way (A444) less than 2 miles from Coventry City Centre.

The property is well located for access to the national Motorway network as well as Coventry Mainline Station to London.

TENURE
The property is Freehold - price on application.
A new Lease may be considered on terms to be agreed at a rent in the region of £75,000 per annum.

DEVELOPMENT OPPORTUNITY
The buildings are suitable for redevelopment, subject to the appropriate planning permissions, and interested parties are invited to speak to the local planning department at the City Council.

SALE
£1,150,000
38-44 BINLEY ROAD
Coventry | CV3 1JA

Basement
Room 1  13' (3.96m)  15' (4.56m)
Room 2  12' 10" (3.90m)  15' (4.56m)
Room 3  13' 1" (3.97m)  15' (4.56m)
Room 4  13' 1" (3.97m)  15' (4.56m)
Room 5  11' 4" (3.45m)  13' 3" (4.03m)
Room 6  11' 3" (3.44m)  13' 3" (4.03m)
Room 7  11' 4" (3.45m)  13' 3" (4.03m)
Room 8  10' 11" (3.20m)  13' 3" (4.03m)
Total Gross Area  2206 sq ft  205 sq m

Ground Floor
Room 1  13' (3.96m)  15' (4.56m)
Room 2  17' 11" (5.46m)  11' 4" (3.45m)
Room 3  19' 9" (5.11m)  15' (4.56m)
Room 4  6' 7" (2.00m)  15' (4.56m)
Room 5  11' 2" (3.40m)  15' (4.56m)
Room 6  11' 4" (3.45m)  13' 3" (4.03m)
Room 7  11' 3" (3.44m)  13' 3" (4.03m)
Room 8  11' 4" (3.45m)  13' 3" (4.03m)
Room 9  18' (5.48m)  13' 3" (4.03m)
Room 10  10' 11" (3.32m)  10' 6" (3.20m)
Room 11  10' 11" (3.32m)  10' 6" (3.20m)
Room 12  10' 11" (3.32m)  10' 6" (3.20m)
Room 13  10' 11" (3.32m)  10' 6" (3.20m)
Room 14  9' 5" (2.86m)  9' 9" (2.98m)
Room 15  9' 7" (2.92m)  9' 9" (2.98m)
Room 16  9' 7" (2.92m)  9' 9" (2.98m)
Room 17  9' 5" (2.86m)  9' 9" (2.98m)
Total Gross Area  3520 sq ft  205 sq m
First Floor

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<th>Depth</th>
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<tr>
<td>1</td>
<td>20' 5&quot; (6.22m)</td>
<td>15' (4.56m)</td>
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<td>2</td>
<td>18' (5.48m)</td>
<td>11' (3.36m)</td>
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<td>16' 9&quot; (5.10m)</td>
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<td>4</td>
<td>18' (5.48m)</td>
<td>15' (4.56m)</td>
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<tr>
<td>5</td>
<td>13' 9&quot; (4.18m)</td>
<td>13' 3&quot; (4.03m)</td>
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<td>6</td>
<td>11' 4&quot; (3.45m)</td>
<td>13' 3&quot; (4.03m)</td>
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<td>7</td>
<td>11' 3&quot; (3.44m)</td>
<td>13' 3&quot; (4.03m)</td>
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<td>8</td>
<td>18' (5.48m)</td>
<td>13' 3&quot; (4.03m)</td>
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<td>9</td>
<td>11' (3.35m)</td>
<td>10' 6&quot; (3.20m)</td>
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<td>10</td>
<td>10' 11&quot; (3.32m)</td>
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<td>11</td>
<td>10' 11&quot; (3.32m)</td>
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<tr>
<td>12</td>
<td>11' (3.35m)</td>
<td>10' 6&quot; (3.20m)</td>
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Total Gross Area: 3186 sq ft (269 sq m)

Ancillary Building

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<tr>
<td>2</td>
<td>9' 2&quot; (2.80m)</td>
<td>9' 5&quot; (2.86m)</td>
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<td>3</td>
<td>16' 9&quot; (5.09m)</td>
<td>18' 1&quot; (5.50m)</td>
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<tr>
<td>4</td>
<td>9' 8&quot; (2.95m)</td>
<td>9' 10&quot; (3.00m)</td>
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<tr>
<td>5</td>
<td>7' 8&quot; (2.34m)</td>
<td>9' 10&quot; (3.00m)</td>
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<tr>
<td>6</td>
<td>8' 10&quot; (2.70m)</td>
<td>13' 3&quot; (4.03m)</td>
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Total Gross Area: 969 sq ft (90 sq m)
SERVICES
All mains services are connected to the building (Gas, Water, Electricity and Drainage).

EPC
The building has an EPC assessment of D90. A Full report is available on request.

BUSINESS RATES
Rateable Value £40,250
Rates Payable £18,756 (£0.466p)

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING
All viewings via the sole agent Bromwich Hardy.

For further information or to arrange a viewing please contact:

Tom Bromwich
tom.bromwich@bromwichhardy.com
02476 308 901
07718 037 150

Michelle Mills
michelle.mills@bromwichhardy.com
02476 308 900
07538 258 952

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