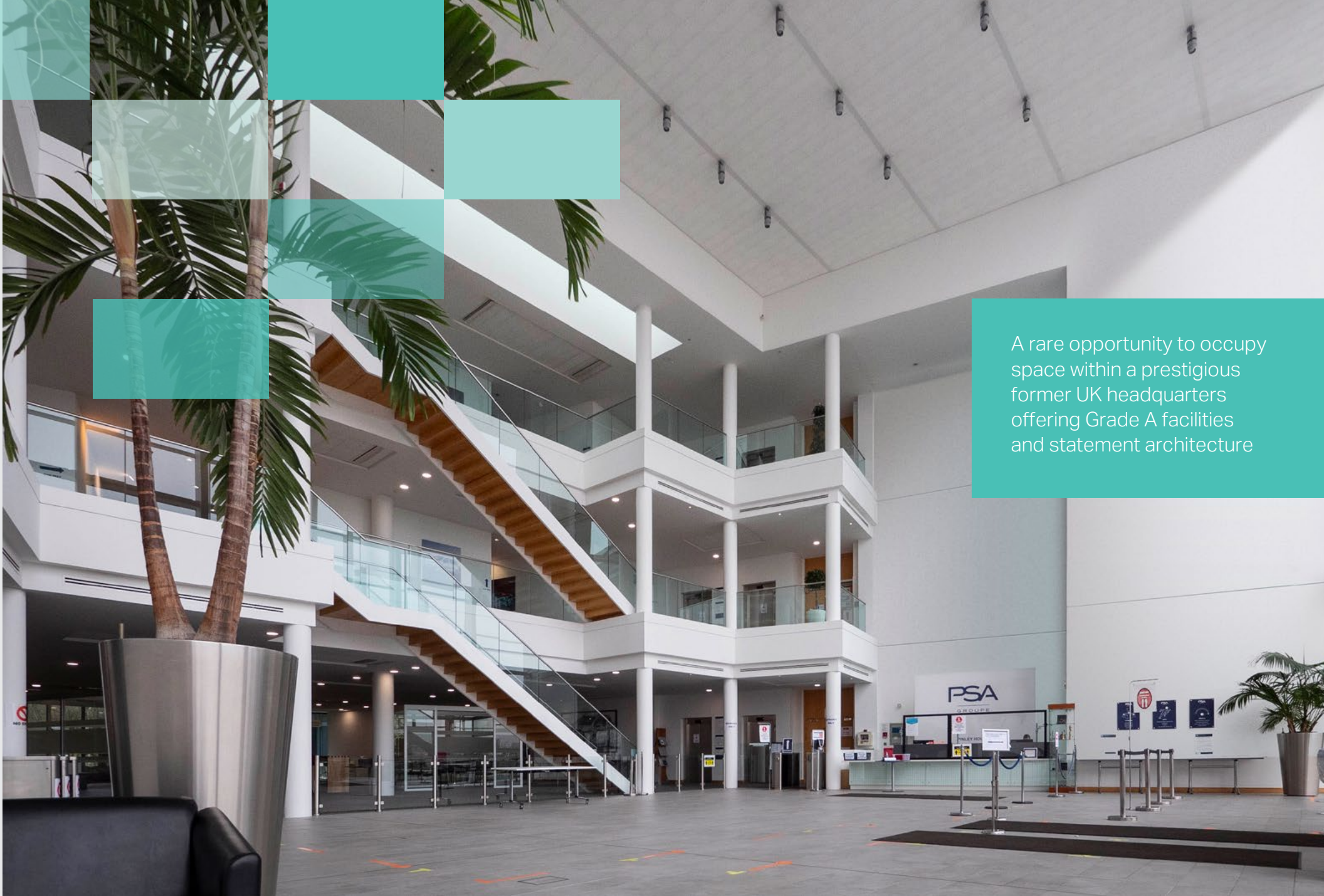




GRADE A OFFICE TO LET
6,000 to 20,000 sq ft



VIEW 360 TOUR



A rare opportunity to occupy space within a prestigious former UK headquarters offering Grade A facilities and statement architecture

Built in 2006, Pinley House is a high quality, attractive and modern office building



Located in the heart of the Midlands near Coventry city centre and Coventry airport, Pinley House offers excellent road and public transport links

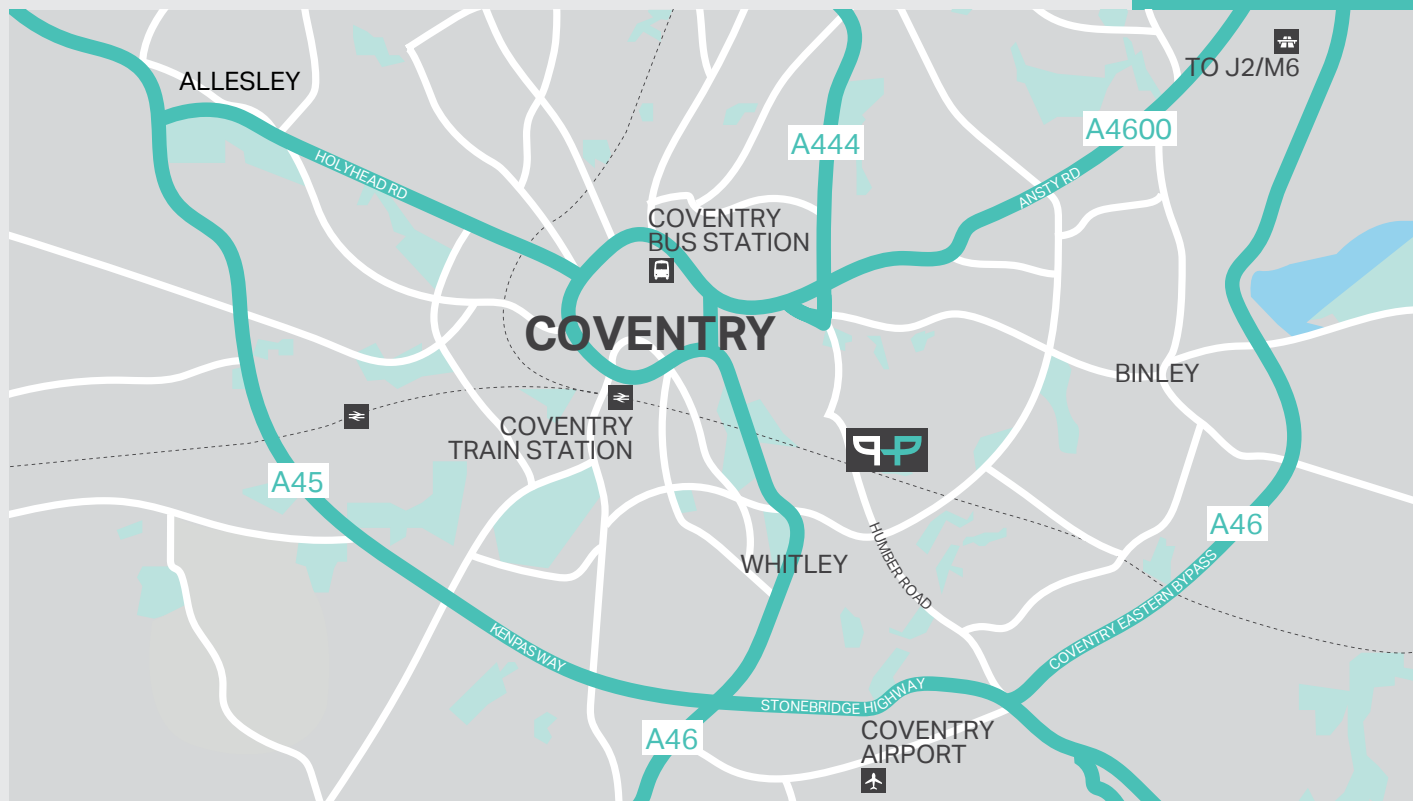


LOCATION

The property is located less than two miles to the east of Coventry city centre and is accessed off the Humber Road B4110 which links to the London Road A444 to the south and A428 Binley Road to the north, two of the main arterial routes out of Coventry city centre. The recently improved A45 Tollbar End is approximately 1.5 miles east of the property.

It's central location provides fast access to the country's full motorway network, lying just south of the M6 (Junctions 2 and 3) and the M69 (Junction 1), east of the M42 (Junction 6), North of the M40 (Junction 15) and east of the M1 and M45 Motorways.

Pinley House is easily accessed by public transport and offers good foot and bicycle links, plus ample on site car and bicycle parking.



NX3 bus stop

Local shops

Asda Supermarket

David Lloyd

City centre

Pool Meadow bus station

Coventry train station



0.2 miles

0.4 miles

0.7 miles

1.3 miles

1.3 miles

1.7 miles

1.8 miles



3 mins

9 mins

15 mins

26 mins

26 mins

34 mins

37 mins



1 mins

3 mins

5 mins

10 mins

8 mins

10 mins

13 mins



WELFARE FACILITIES

Reflecting its Grade A specification, Pinley House features extensive facilities for the wellbeing of staff. These include:

- Fitted canteen and coffee bar
- A fully equipped gym
- Wash rooms and shower facilities
- A landscaped outdoor green breakout area



SECOND FLOOR PLAN

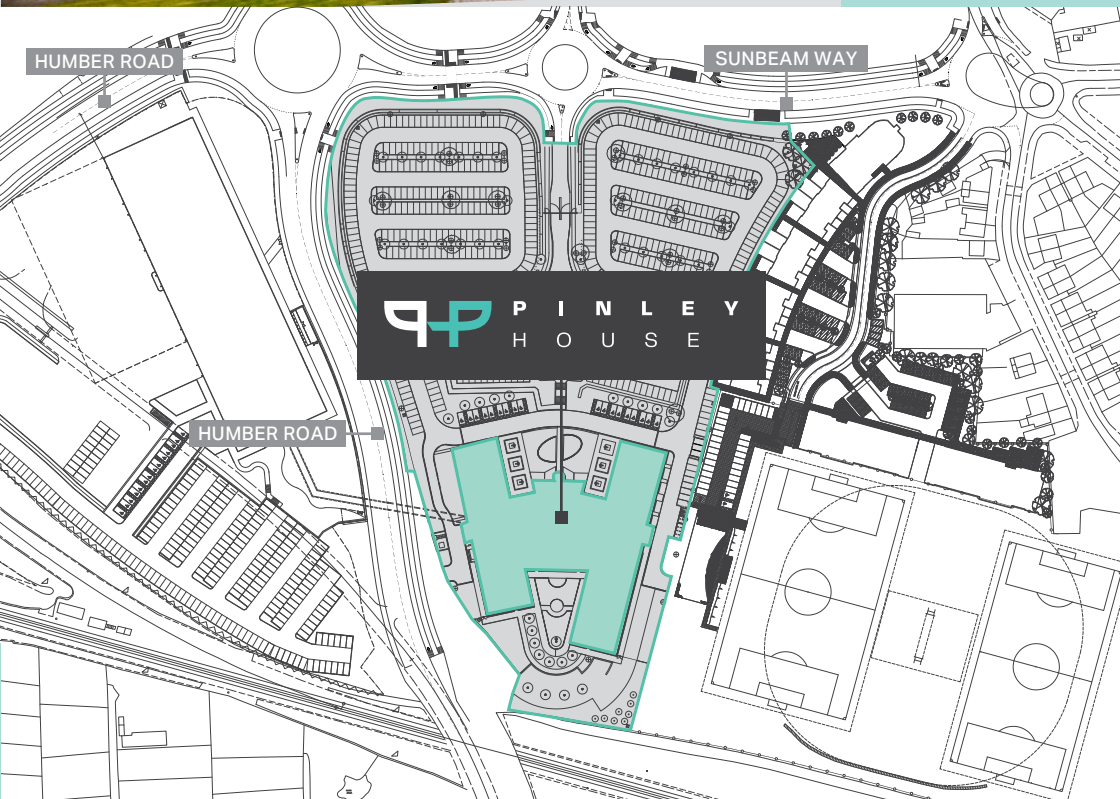


AVAILABILITY

East Wing - 12,000 sq ft
West Wing - 8,000 sq ft
Suites available from 6,000 to 12,000 sq ft
Total space available 20,000 sq ft

KEY

- Available
- Occupied by RWE Power



SPECIFICATION

Grade A headquarters office building configured on basement, ground and two upper floors in parallel wings around an impressive central atrium.

- Air conditioning
- Suspended ceiling and raised floors
- Three 10 person passenger lifts
- Triple height atrium
- Fully fitted restaurant and coffee bar
- Extensive meeting rooms, private dining and large presentation suite
- Fully equipped gym
- Shower facilities
- Bicycle parking
- Landscaped communal breakout area
- Car parking ratio 1:185 sq ft

ENERGY PERFORMANCE RATING

The building has an energy performance as follows:

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

55

This is how energy efficient the building is

Net zero CO₂ emissions

AVAILABILITY

- Suites available from 6,000 to 12,000 sq ft
- Total space available 20,000 sq ft

Quoting Rent: £20.00psf

Estate & Building Service Charge:

Estimated £5.50psf

Business Rates: Estimated £135 per sqm.

VIEWING

By appointment through the joint agents,
Newmark and Bromwich Hardy

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