

CEL HOUSE

COVENTRY



TO LET

834.6 Sq m
8,983 Sq ft

High Specification
Modern Offices in an
Established Business
Park Location

CEL House
Westwood Way
Westwood Business Park
Coventry, CV4 8HS

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com



CEL HOUSE
Westwood Way
Westwood Business Park
Coventry CV4 8HS

High Specification Modern Offices in an Established Business Park Location



CEL House is situated on Westwood Way at Westwood Business Park, one of Coventry's premier business parks with an established business community of over 50 companies. The business park is located five miles to the west of Coventry City Centre, next to the prestigious University of Warwick campus and adjacent to the superb Warwickshire countryside.

The location provides occupiers with excellent road transport links being located within 1 mile of the A45 Warwick Expressway and approximately 3 miles from the A46, both of which provide easy access to the M6, M40, M42, M45 and M69.

Coventry train station lies 2.5 miles north east with West

Coast mainline route to Birmingham running through Coventry and a 60 minute direct service to London Euston.

Birmingham International Airport is located within 10 miles from the Business Park and Coventry Airport is approximately 5 miles from the city centre.

Westwood Business Park offers up to 800,000 sq ft of business space with neighbouring occupiers to CEL House including Barclays, Eon, OCR Cambridge Assessment and First Utility. The Park benefits from on-site security, a day nursery and leisure centre, and nearby facilities include supermarkets, pubs, restaurants, a post office and banking facilities.

Westwood Business Park

Adjacent to the University of Warwick Campus



Mpac UK

Day Nursery

Shell

Tradeskills4you

OCR Progress House

The Beehive University of Warwick

Spectra House

CEL House

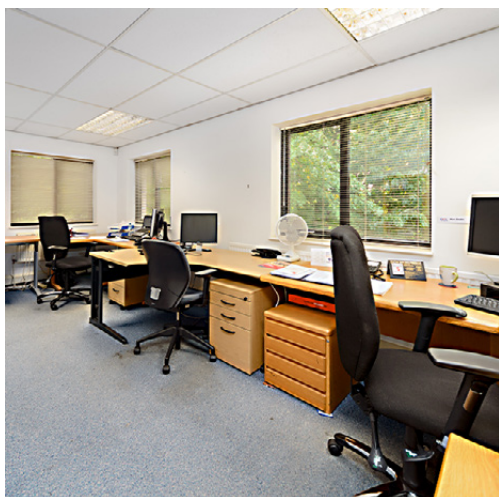
Barclays

Mercia Business Village

Flood Ltd PCMS Group)

Ensign Business Center

Westwood House



CEL HOUSE
Westwood Way
Westwood Business Park
Coventry CV4 8HS



Passenger
lift



Raised floors
and suspended
ceilings



Ceiling mounted
heating / cooling
system



LG6 LED
lighting



63 on-site
parking spaces



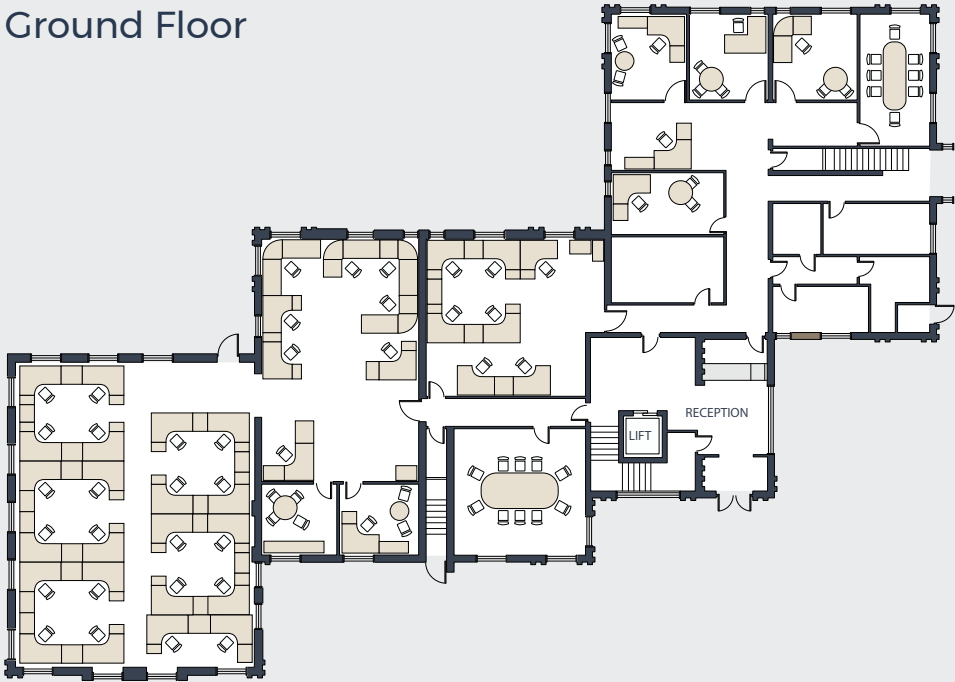
3 compartment
perimeter trunking

CEL House is a two storey self-contained premises, with a single storey extension wing, located in the heart of Westwood Business Park. The offices benefit from 63 parking spaces providing a car parking ratio of 1:142 sq ft.

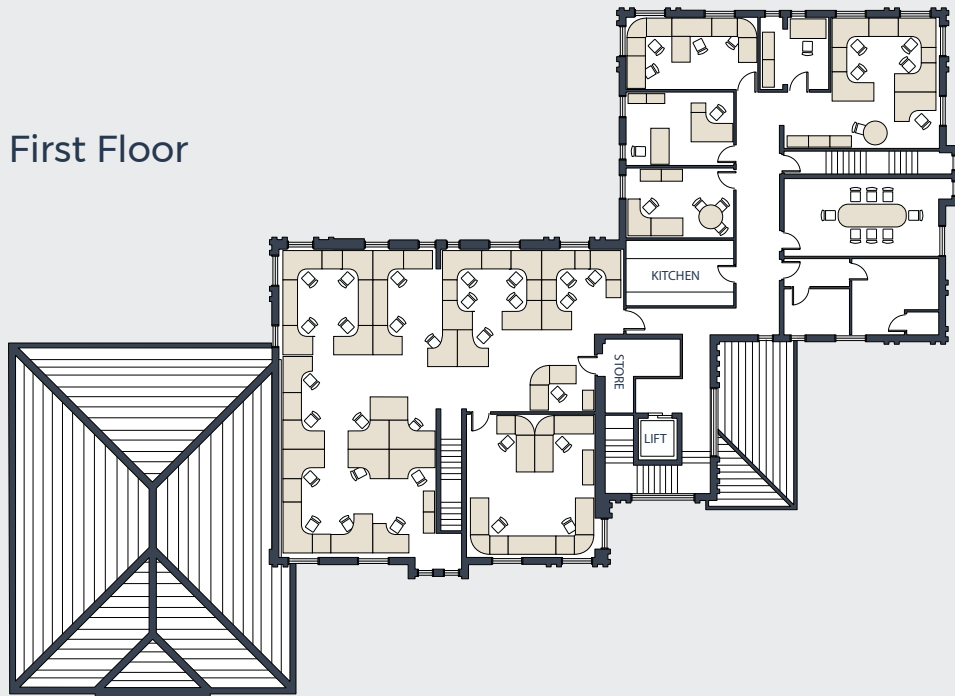
The property was refurbished in 2019 to provide Grade A Office accommodation throughout.



Ground Floor

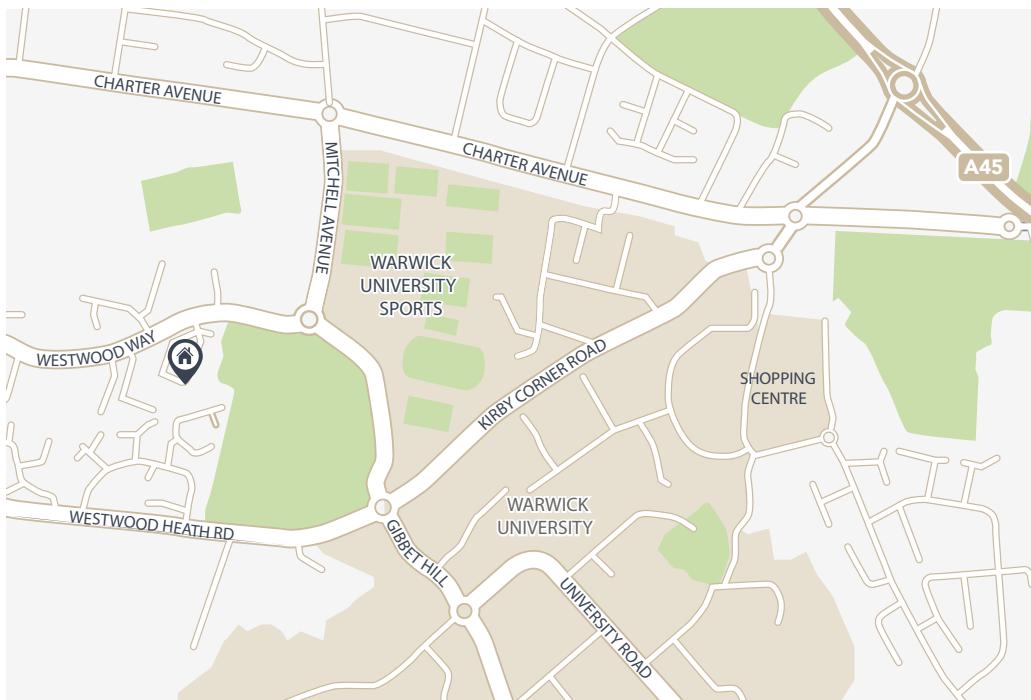


First Floor



Floor Areas

Floor	Use	Sq m	Sq ft
Ground	Offices	458.8	4,938
Ground	Reception	34.1	367
First	Offices	341.7	3,678
Total (NIA)		834.6	8,983



Tenure

The property will be available by way of a new lease on terms to be agreed.

Rent

The quoting rent is £145,000 per annum plus VAT.

Energy Rating

The property has an EPC Rating of C53. A copy of the EPC certificates are available upon request.

Service Charge

An estate service charge is payable for the upkeep and maintenance of the common parts of the estate. The estate service charge equates to £930.68 per annum plus VAT.

Business Rates

The Valuation Office Agency website lists the property as having a Rateable Value of £69,000. Interested applicants are advised to contact Coventry City Council with any queries.

Viewing

Strictly by appointment through the sole agents.

Tom Bromwich

02476 308 901

07718 037 150

tom.bromwich@bromwichhardy.com

Sam Cooper

02476 308 900

07973 632 353

sam.cooper@bromwichhardy.com



Bromwich Hardy

1 The Cobalt Centre
Siskin Parkway East,
Middlemarch Business Park
Coventry CV3 4PE



Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2023