

For Lease

Office



## 6 Orchard Court

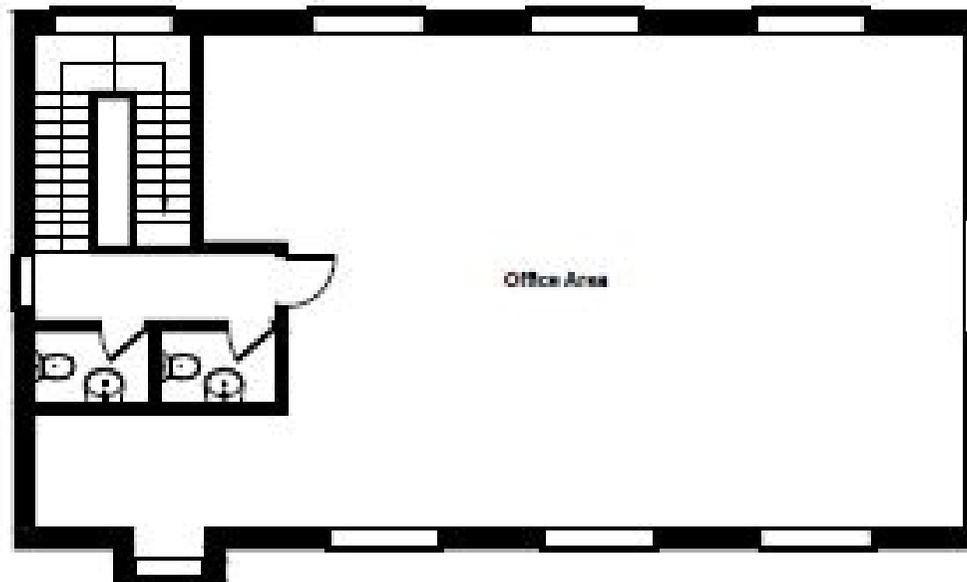
Binley Business Park, Harry Weston Road, Coventry  
CV3 2TQ

**BROMWICH**  
**HARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

🏠 1,163 Sq Ft  
💷 £20,353 Per Annum

## Key Features

- ▶ LED LIGHTING
- ▶ COMFORT COOLING
- ▶ 6 PARKING SPACES
- ▶ KITCHENETTE
- ▶ RAISED ACCESS FLOORING
- ▶ ESTABLISHED BUSINESS LOCATION



6 Orchard Court, Binley Business Park, Harry  
Weston Road, Coventry, West Midlands, CV3 2TQ



## Location

Orchard Court VI, is situated on Binley Business Park, strategically located ¼ mile west of the A46 dual carriageway Eastern bypass which links directly with the M69, M6, M1 for the north and with the A45, M40, M45 and the M1 for the south. The National Exhibition Centre and Birmingham International Airport are approximately 20 minutes drive. Coventry's Inner City Station and City Centre are approximately 3 miles away.

Binley Business Park comprises of a comprehensive 45 acre landscaped scheme. Office users on the estate include Coventry Building Society, Orbit Housing and Jewson.

Nearby amenities include Warwickshire Shopping Park (M&S Simply Food, Pure Gym, Boots, Costa, Asda), Morrisons Supermarket and BP Garage and hotel.

## Description

The first floor office accommodation is in a prominent position fronting Harry Weston Road.

The offices comprise:

Suspended ceilings with LED lighting

Carpeted raised access floor

Comfort Cooling

Gas fired central heating system

Aluminium double glazed solar tinted windows

Tea point

## Accommodation

Area	Sq Ft	Sq M
First Floor	1,163	108.04
<b>Total</b>	<b>1,163</b>	<b>108.04</b>

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

£6 per sq ft

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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#### Mark Booth

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