

For Sale

Office



5 Sycamore Court

Birmingham Road, Allesley, Coventry CV5 9BA

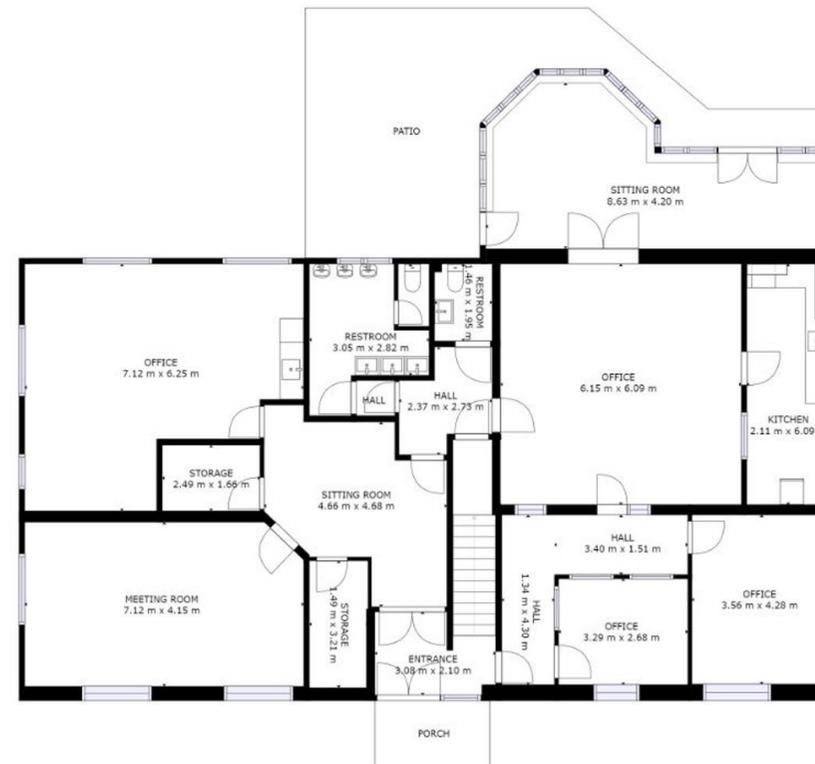
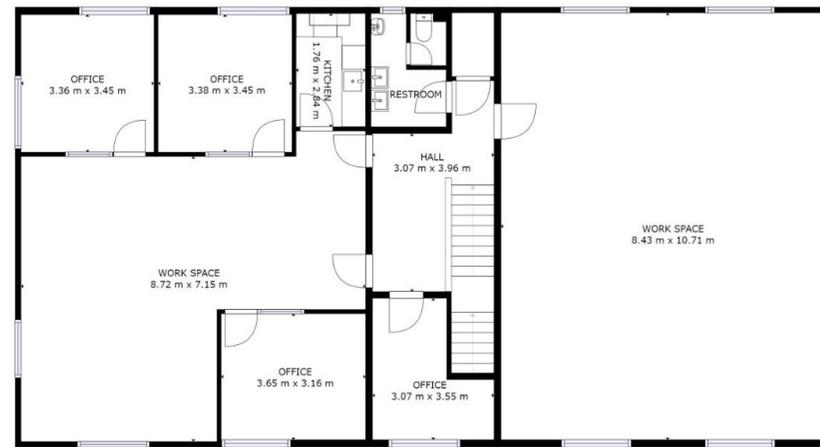
BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

📦 4,359 Sq Ft

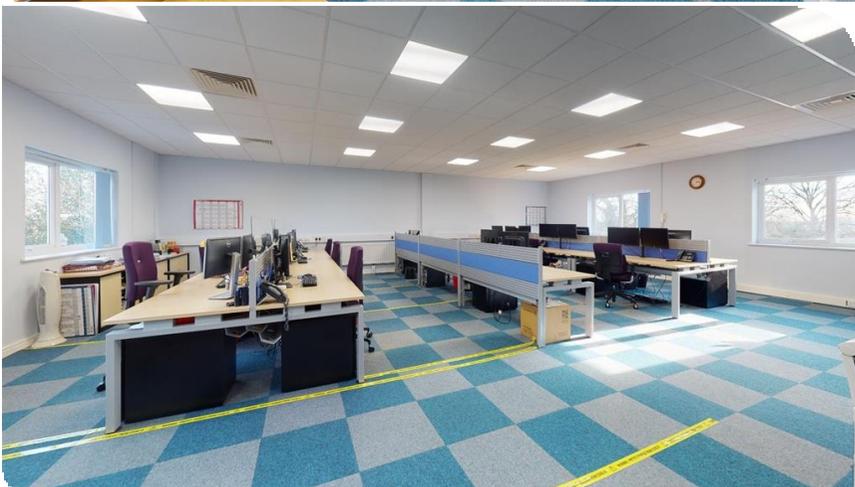
£ £685,000 for the Freehold

Key Features

- Detached office with central pedestrian entrance leading to reception area and stairwell
- Ground floor offices configured to provide 5 separate offices suitable for multi-occupancy
- First floor offices let for £27,850 per annum.
- Suspended ceilings, LED lighting, gas central heating with separate boilers serving each floor, some ceiling and wall mounted air conditioning
- 19 parking spaces
- Solid floors with perimeter data and power in situ, double glazed windows with blinds
- Virtual tour: <https://bit.ly/SycMP>



5 Sycamore Court, Birmingham Road, Allesley,
Coventry, CV5 9BA



Location

Sycamore Court is located just off the Birmingham Road, just outside Coventry city centre. This provides immediate access to the A45 and in turn the national motorway network. Unit 5 is at the top of a cul-de-sac estate including occupiers such as Netmetix, Sage Roofing and Ararna.

Description

5 Sycamore Court occupies a prestigious location at the head of Sycamore Court, a pleasant secure gated Business Park that consists of 5 office buildings and landscaped areas.

The property consists of detached office building with accommodation over ground and first floors. A central pedestrian entrance leads to a reception area and stairwell to first floor offices. The ground floor offices are currently configured to provide 5 separate office areas, storage cupboard, server room, male and female WCs, kitchen and conservatory. These offices could accommodate up to 5 different occupiers, or be opened up to make one larger more open plan office. The first floor offices, which the vendor would like to retain by way of the sale and leaseback, are more open plan and currently divided into two main office suites, one with the addition of 3 smaller offices/ meeting rooms. There is an additional office on the landing, along with kitchen and WC facilities.

The offices benefit from suspended ceilings, LED lighting, gas central heating with separate boilers serving each floor, some ceiling and wall mounted air conditioning, solid floors with perimeter data and power in situ, double glazed windows with blinds, carpet tiles throughout (aside from kitchen and WCs).

There are 19 allocated parking spaces and pleasant gardens to the rear and all mains services are connected.

Accommodation

Area	Sq Ft	Sq M
Ground Floor Excluding Conservatory	2,011	186.82
Conservatory	285	26.48
First Floor	2,063	191.65
Total	4,359	404.95

Tenure

Available for sale. The ground floor is vacant, and the first floor is currently leased to Frank Corrigan & Co Ltd for a rent of £27,850 per annum, until 31st August 2025. More information upon request.

EPC

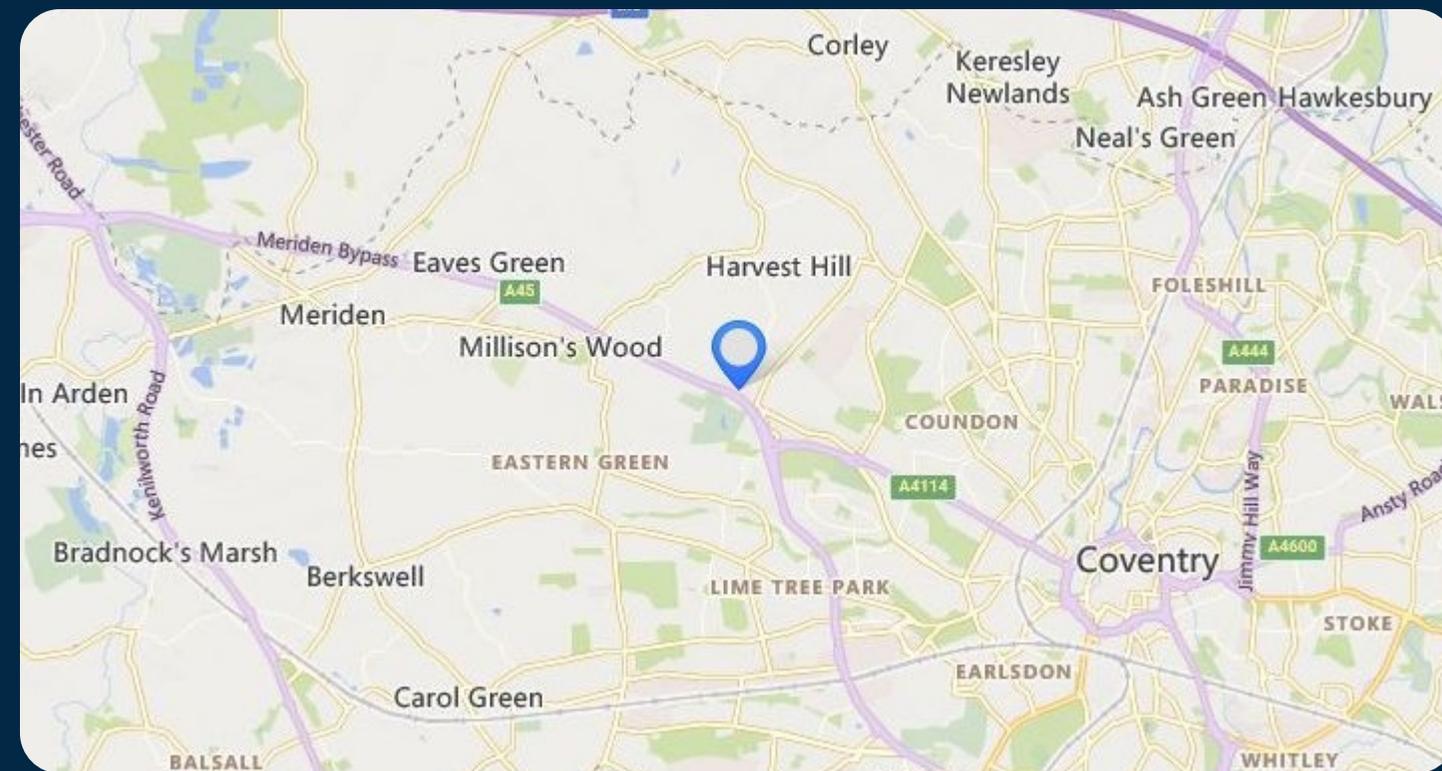
D - 80

**5 Sycamore Court, Birmingham Road, Allesley,
Coventry, CV5 9BA**

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



5 Sycamore Court, Birmingham Road, Allesley, Coventry, CV5 9BA



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.



Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



02476 308900

office@bromwichhardy.com

www.bromwichhardy.com