

TO LET



WESTWOOD
HOUSE
CV4 8HS



Westwood House
Westwood Way
Coventry
CV4 8HS

Immediately Available

BUSINESS PARK OFFICE SPACE

2,478 to 2,512 sq ft

BROMWICH

HARDY

024 7630 8900

www.bromwichhardy.com

A self-contained office building set on the popular Westwood Business Park, Coventry

Multiple suites available

Westwood House is a traditional brick constructed 90's office building on the popular Westwood Business Park. The building offers good parking provision and benefits from open plan style office layouts with perimeter trunking and air conditioning throughout. The suites provide kitchen facilities and tenants have access to communal toilets.

Suites 1,3,4 and 7 provide suitable office accommodation for a range of occupiers, with suites arranged over ground and first floor.

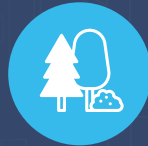
Each suite benefits from LED lighting, extensive window coverage offering excellent natural light, raised access floors, central heating and perimeter trunking. The ground floor suites benefit from roller shutter door access on the side elevations, providing enhanced access and operational flexibility.



Established business park location



Close to Warwick University



Set with landscaped grounds



With close proximity to A45 & A46



Strong parking provision



Communal w/c facilities

Works to redecorate the common areas have been commissioned by the landlord and will be carried out in due-course



Westwood House is situated within the established Westwood Business Park, approximately 1.3 miles southwest of Coventry city centre

Location

The location benefits from excellent access to the A4053 ring road, in turn providing convenient access to the A444 (2 miles), the A45 (2.5 miles) and M6 via Junction 2 (5 miles).

The park is ideally positioned less than a mile from Warwick University, offering occupiers access to an exceptional graduate talent pool.

Coventry train station, under four miles away, provides regular half-hourly services to London, while the NEC and Birmingham International Airport are both accessible within a 20-minute drive via the A45.



Motorways

M40 Jct 4	11.7m
M6/M69 Jct2	7.6m
M42 Jct6	9.2m



Stations

Coventry	3.6m
Warwick	9.6m
Birmingham International	10.2m



Airports

Birmingham	10.2m
East Midlands	43.3m



City Centres

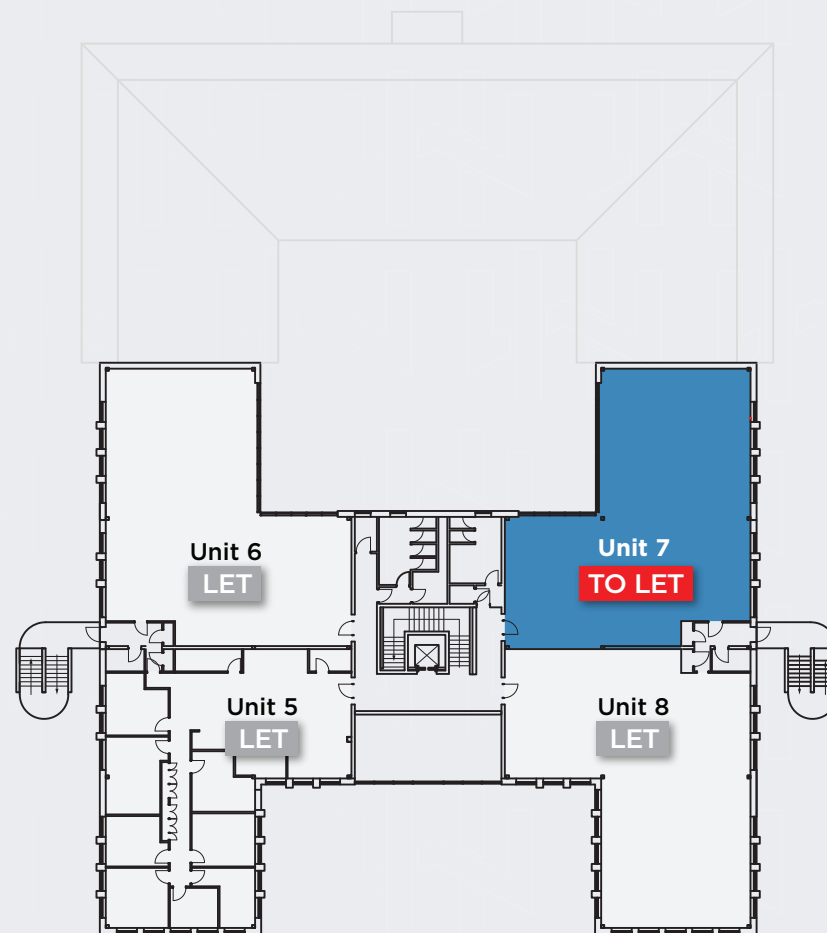
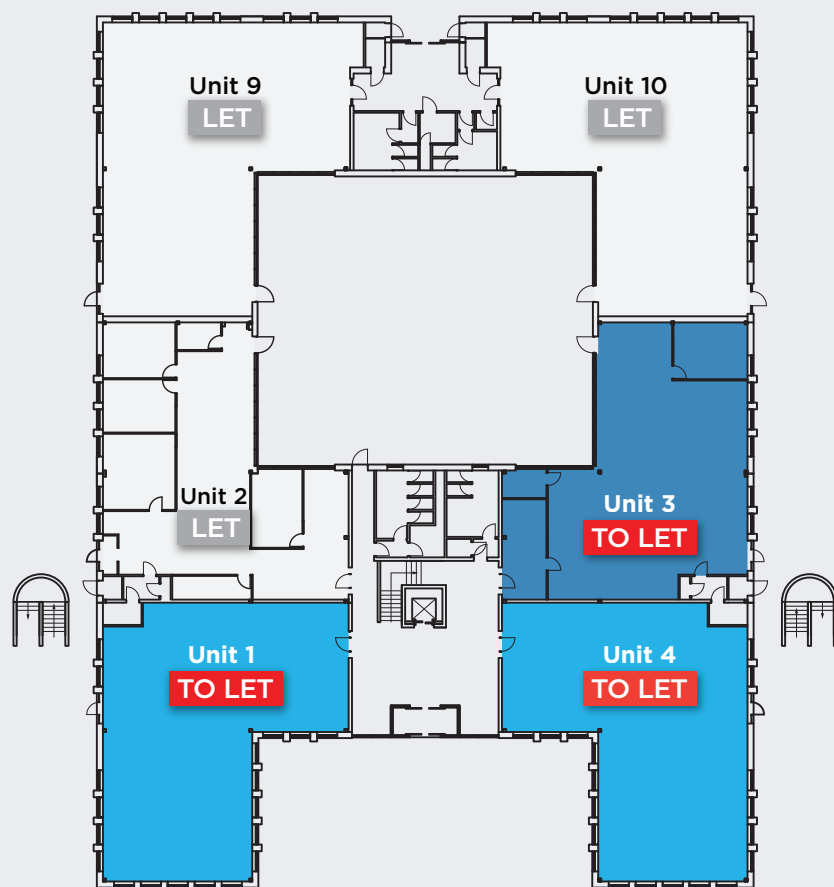
Coventry	1.3m
Birmingham	21.2m
Warwick	9.0m



Accommodation

Unit	sq ft	Sq m	
1	2,494	2311.7m ²	TO LET
3	2,478	230.2m ²	TO LET
4	2,512	233.3m ²	TO LET

Unit	sq ft	Sq m	
7	2,507	232.9m ²	TO LET



Excellent access to Motorway network and train station

Rent // On application

Terms

A new Lease is available on effective Full Repairing and Insuring terms for a term to be agreed

Estate Charge

A service charge is levied to cover the Landlord's costs in relation to maintaining the common parts, gardens and communal lighting. Further details are available upon request.

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. September 2026

Parking

Further details on request.

Business Rates

Rateable Value:

Suite 1	£29,000
Suite 3	£28,250
Suite 4	£28,250
Suite 7	£28,250

EPC

Suite 1	D83
Suite 3	C55
Suite 4	C72
Suite 7	C71

Legal costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

Not applicable

Viewing

Strictly by appointment through sole agents:



Harvey Wells

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02476 308 900
07990 050 091



Charlie Glover

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Bromwich Hardy

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Anti Money Laundering

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.