

**OFFICE TO LET**



**9 MERCIA BUSINESS VILLAGE, TORWOOD CLOSE, WESTWOOD BUSINESS PARK, COVENTRY, CV4 8HX**

To Rent: £6,000 per annum

1,195 sq ft (111.02 sq m)

## Description

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The unit provides self-contained two- storey modern office accommodation with suspended ceilings and recessed lighting, along with Category 5 cabling. The offices have been re-decorated and re-carpeted and benefit from electric heating, ground floor WCs and kitchen facilities. The property has the benefit of five designated car parking spaces.

## Summary

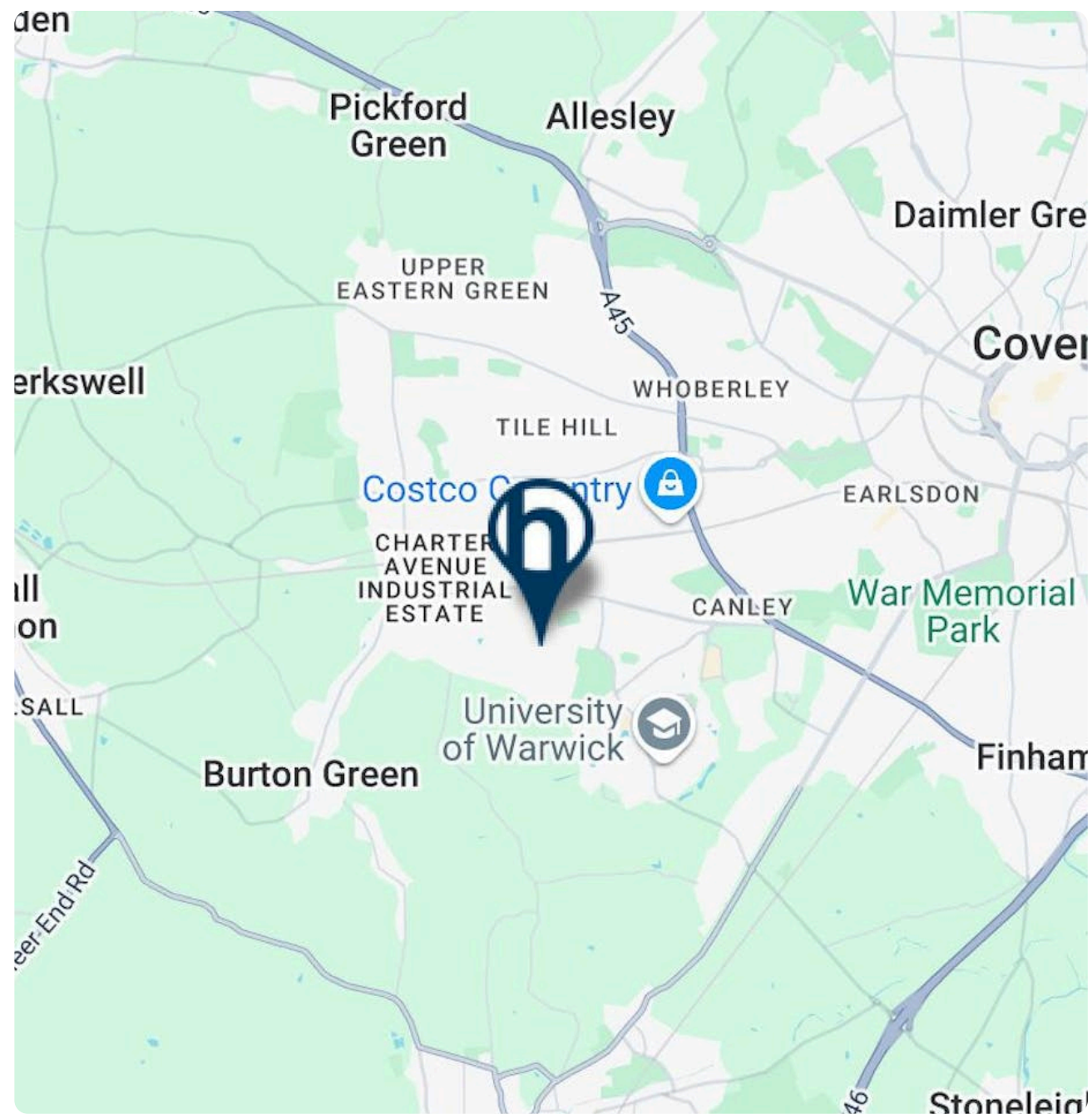
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- Five dedicated parking spaces
- Close to Warwick University
- Good links to the motorway network
- Tile Hill railway station provides access to Birmingham and London



## Location

Mercia Business Centre is located on Westwood Business Park, Coventry's premier business park on the southern edge of the city. In addition to the high quality environment provided by Westwood Business Park the location provides good local service and the property benefits from good road links from Birmingham and the M42, M6 & M1 motorways via the A45 which is within 1 mile. Coventry city centre is located approximately 5 miles from the property with Leamington Spa and Kenilworth both being within easy access.



## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

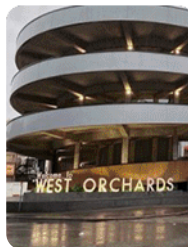
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km<sup>2</sup>

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



**GALLERY**

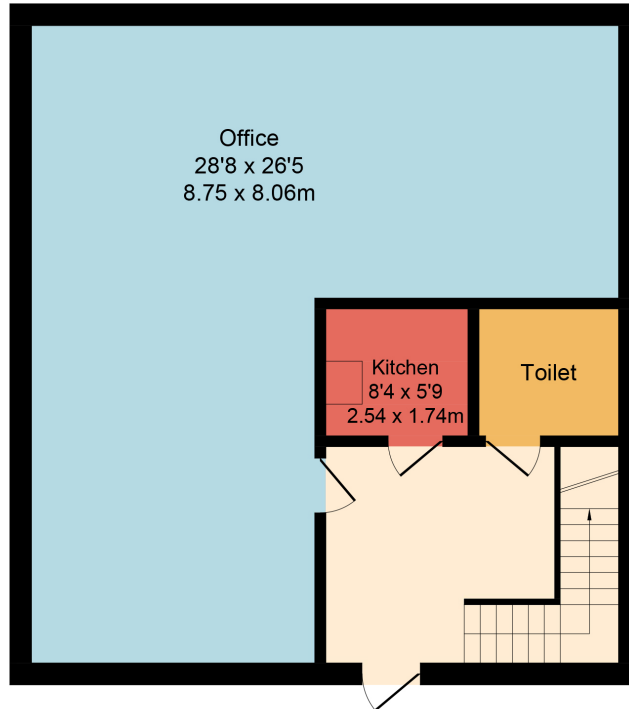


**GALLERY**

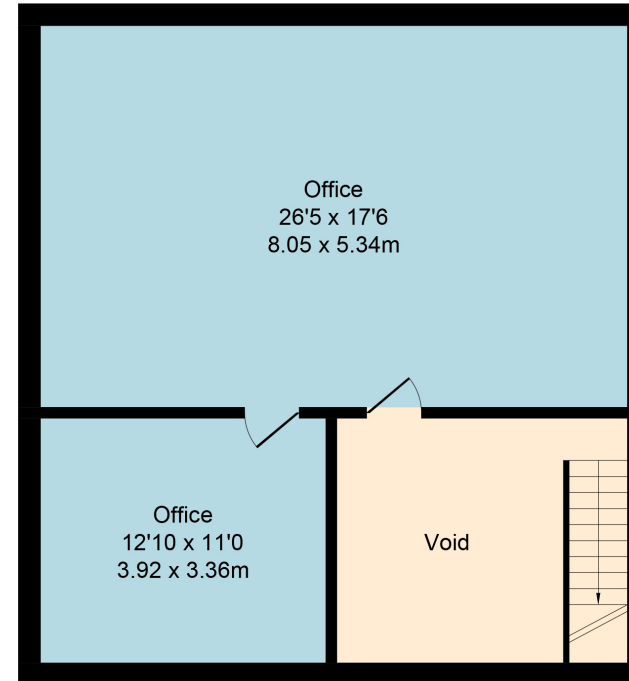


9 Mercia Business Village, Torwood Close,  
Westwood Business Park, Coventry, CV4 8HX  
Total Approx. Floor Area 1518 Sq.ft. (141.04 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor  
Area 759 Sq.Ft  
(70.52 Sq.M.)



First Floor  
Approx. Floor  
Area 759 Sq.Ft  
(70.52 Sq.M.)

## RENT

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£6,000 per annum

## EPC

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## BUSINESS RATES

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Rates Payable: £10,250 per annum

## ANTI MONEY LAUNDERING

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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.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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