

ALL INCLUSIVE OFFICE SUITES



Description

There are eight office suites available at The Proving Factory, from 105 to 1,872 sq ft. The offices benefit from carpeting throughout, LED lighting and access to shared canteen and WCs.

Ample parking is available onsite. The building is shared with ZPN Energy.

Summary

- Less than a mile from M6 J2
- Ample parking
- LED lighting
- Immediately available
- Ideal for startups

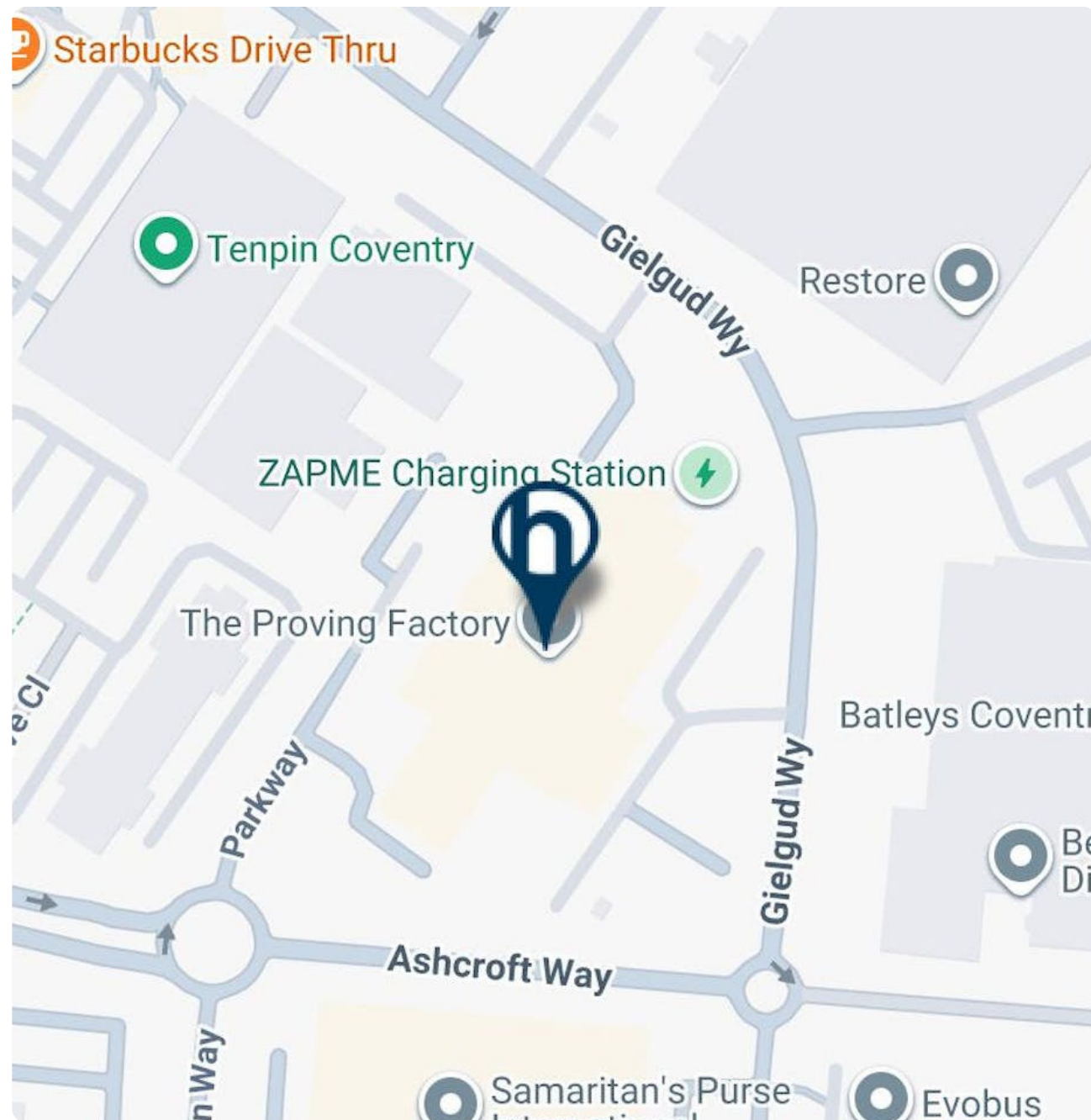


Location

The Proving Factory is strategically located on Crosspoint Business Park, on the eastern outskirts of Coventry. The site is just 0.8 miles (c. 3 minutes) from Junction 2 of the M6 motorway, providing excellent access to Birmingham, Rugby and beyond.

The A46 Coventry Eastern Bypass and M69 are just 1 mile (c. 4 minutes) away.

Coventry is a very popular commercial location due to its position in the "golden triangle", with 90% of the British population being reached within 4 hours.



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.

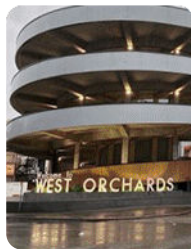
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

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



AVAILABILITY

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Office C	784	72.84	-	Available
1st - Office D	276	25.64	-	Available
1st - Office E	1,035	96.15	-	Available
1st - Office F	372	34.56	-	Available
1st - Office G	105	9.75	-	Available
1st - Office H	141	13.10	-	Available
1st - Office I	247	22.95	-	Available
1st - Office J	1,872	173.91	-	Available

TERMS

Available by way of a new sublease on a maximum 6 year term.

RENT

£1,890 - £33,696 per annum
- £18 per sq ft, inclusive of all occupational costs.

EPC

C (63)

VAT

Applicable

BUSINESS RATES

Rates Payable:
Rates included within rent.

SERVICE CHARGE

n/a

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

LEASE LENGTH

Available by way of a new sublease on a maximum 6 year term.

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.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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