

BINLEY COURT

COVENTRY

High quality, offices to let
up to 31,831 sq ft (2,957 sq m)





Suites available from
7,500 sq ft.

Floors extending to
15,000 sq ft

BINLEY COURT

Binley Court is a two storey building accessed by a gated entrance that leads into a secure, modern, light and airy reception area with informal visitor seating. The building benefits from significant levels of natural light with inner windows looking into a central landscaped courtyard.

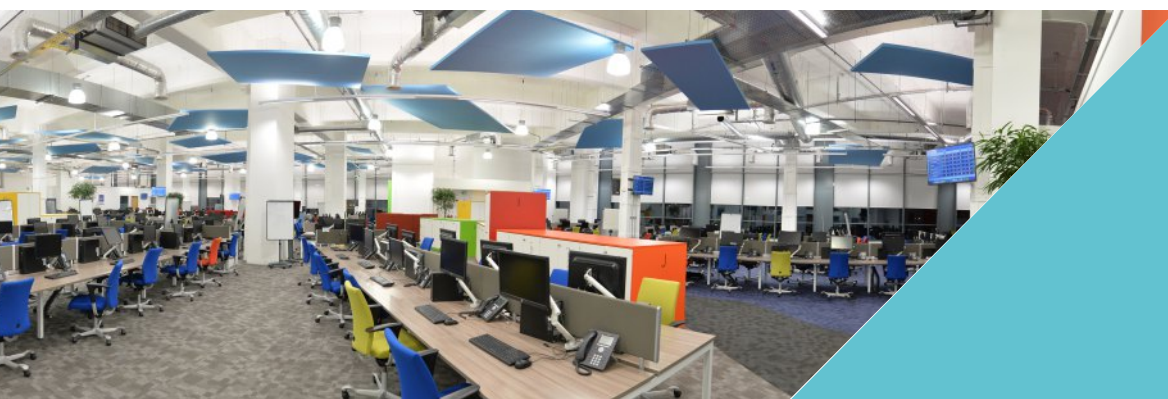
There is a fully fitted restaurant on the ground floor in addition to breakout spaces throughout and a good ratio of meeting rooms

The building is situated in an established office location within a 2 minute drive of Binley Business Park with well known companies such as Coventry Building Society, Jewsons, Saint-Gobain and Dafferns Chartered Accountants nearby.



The Offer

The building is available on new lease terms directly from the landlord. Alternatively, the building is also available utilising Portal's unique Managed Office Solution which provides reduced upfront capital costs, cost certainty, mitigates risk and enables you to focus on your core business.





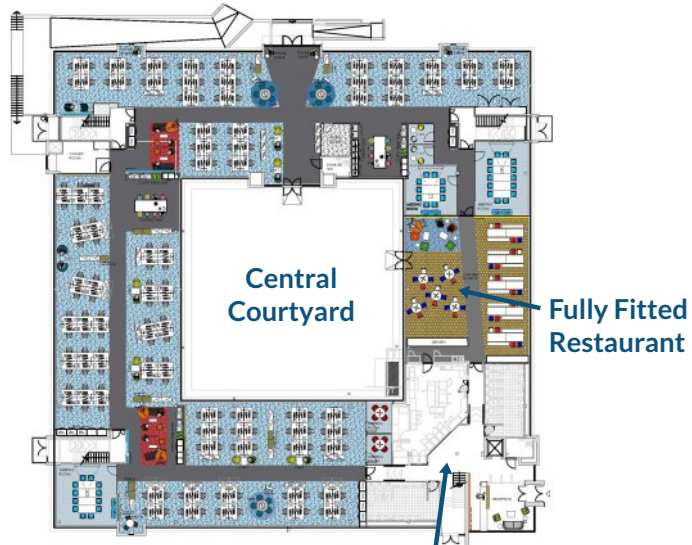
Binley Court is Grade A office specification

Current fit out includes:

- Open plan, modern, high density office environment
- Air Conditioning throughout
- Excellent natural light – floor width 11.9 m and 2.55 m ceiling heights
- Raised floors
- Secure comms room supported by UPS and backup generator
- On site café and dining area
- Executive offices, breakout areas, locker rooms, meeting rooms and training rooms
- Central garden and relaxation area
- Secure gated entrance with CCTV
- Diverse connectivity
- Secure reception area
- EPC Rating: C67
- 103 car parking spaces available with overflow nearby

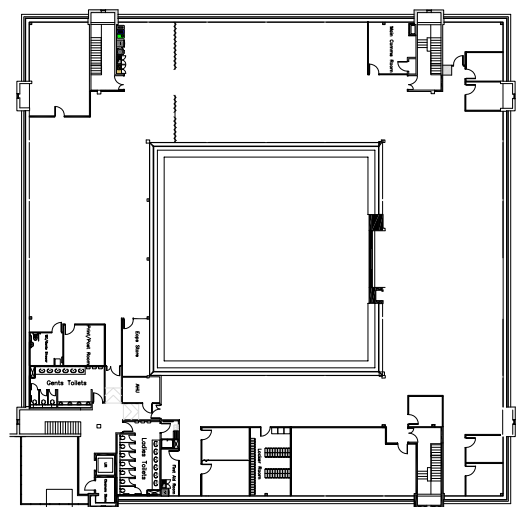
Floor Plans & Space Planning

Ground Floor



Current Configuration

First Floor



Floor Plate - Open Plan Configuration

Location & Accessibility

Binley Court is an easily accessible, convenient location equidistant between Coventry City Centre and the A46 Eastern Bypass. Located on the A428, bus routes serve the location and cyclists are well catered for with secure racks and showers available.

Coventry's main rail station provides regular services to London (within an hour), Birmingham New Station & Birmingham International Airport.

Binley Business Park is nearby as well as a wide range of local amenities including Morrisons, B&Q, Premier Inn and TGI Fridays.



For further information or to book a viewing:

Joint Letting Agents:



Adrian Griffith

Tel: 0121 609 8347

Email: adrian.griffith@gva.co.uk



Cameron Thomson

Tel: 0121 710 5789

Email: cameron.thomson@cushwake.com

Landlord:



Philip Sugden

Tel: 0207 495 5672 / 07917810508

Email: philip.sugden@portalgroup.uk.com

www.portalgroup.uk.com

Site Address:

Binley Court, New Century Park, 2 Brindle Avenue, Coventry, CV3 1JG

The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.