

Office To Let



**Swallow House, University of Warwick Science Park,
Coventry, CV4 7JJ**

High quality office space
22,358 sq ft

Carter Jonas

Location

Swallow House is located within the University of Warwick Science Park, situated on the southwestern edge of Coventry, approximately three miles from the city centre. The Science Park benefits from excellent transport links, with convenient access to the A45, A46, and M6, and is within a 10-minute drive of Coventry Railway Station, offering direct services to London and Birmingham. The surrounding area offers a mix of academic, research, and commercial facilities, with nearby amenities including cafés, conference venues, and fitness centres.

Description

Swallow House is a modern office building located right in the heart of the University of Warwick Science Park. The building offers approximately 20,000 square feet of space across two floors, making it a great option for businesses looking for room to grow.

The building also features a double height glazed entry and entrance lobby, its own dedicated car park as well as a breakout area for relaxing or informal meetings.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Floor Area	Sq M	Sq Ft
Total Office area	2077.23	22,358
Total floor area:	2077.23	22,358

Business Rates

The property will need to be reassessed for rating purposes.

Rent

On application.

Tenure

The property is available on a leasehold basis.

EPC

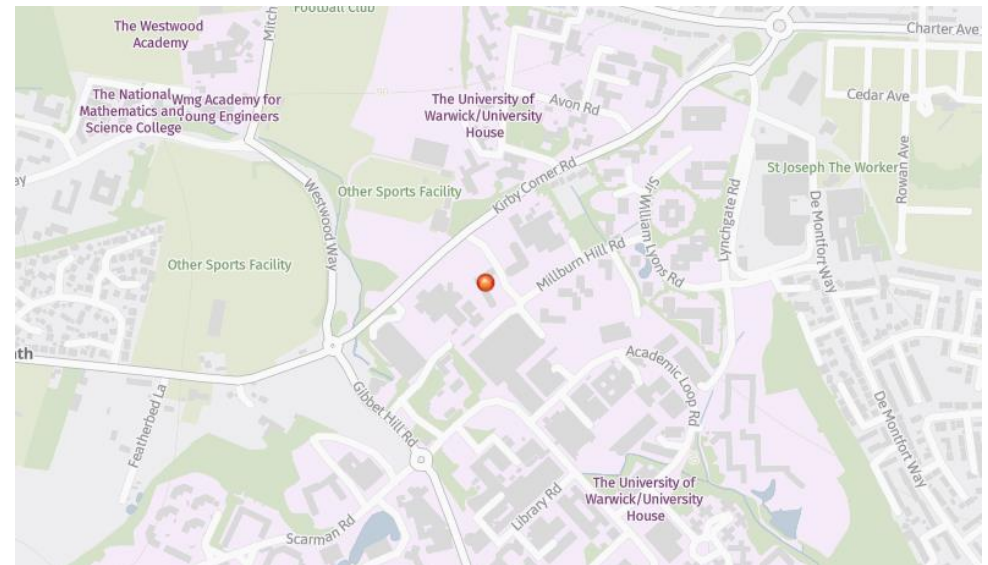
The property has an EPC Rating of B - 49

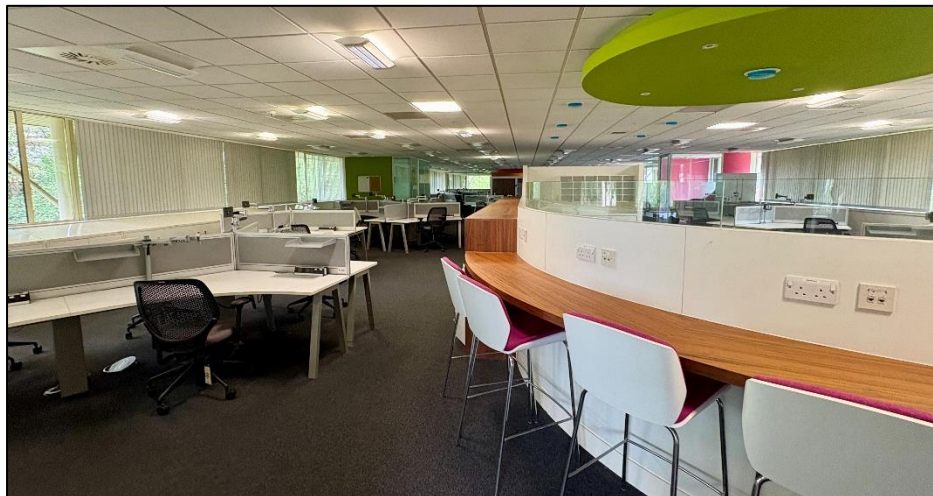
VAT

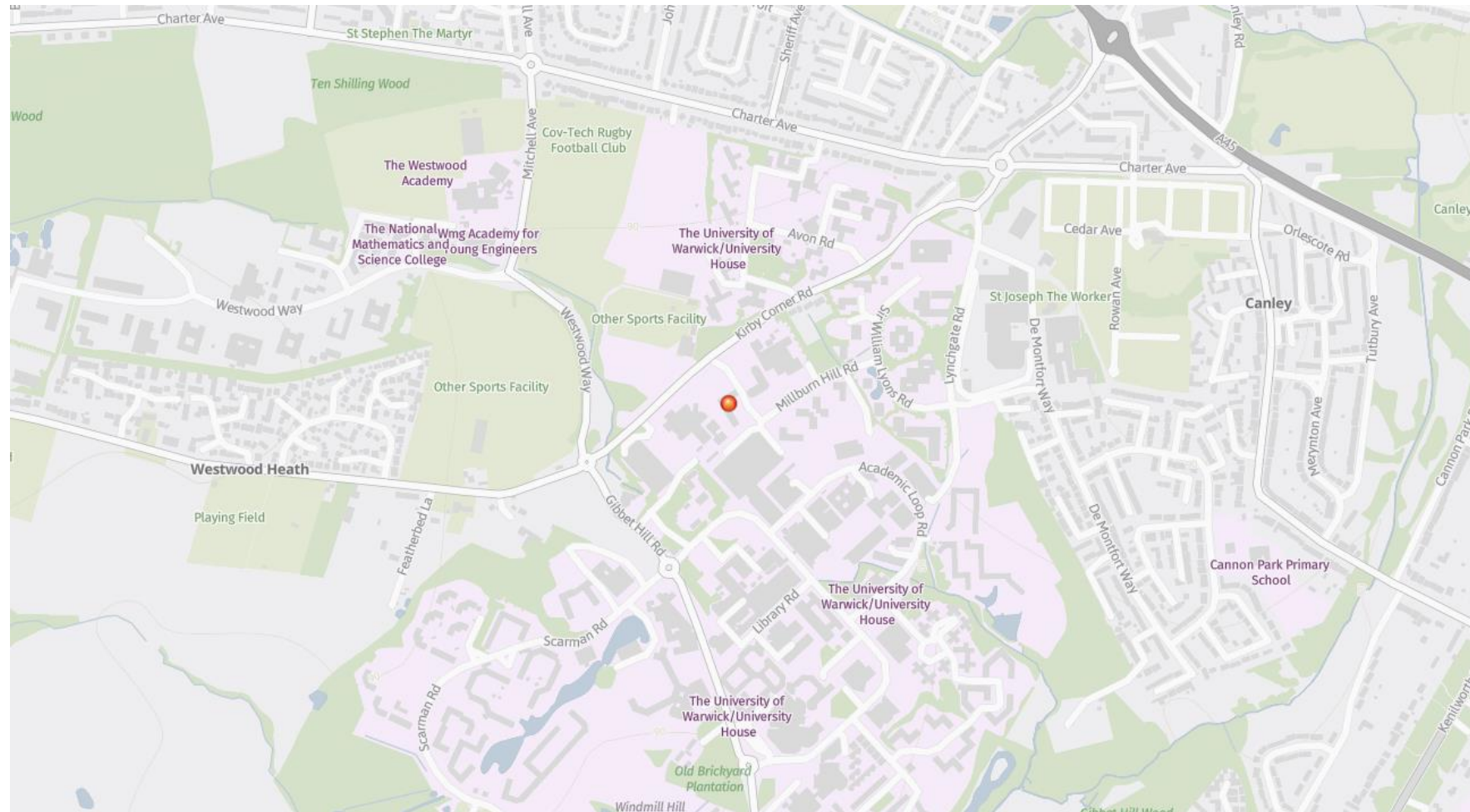
All terms quoted are exclusive of VAT were chargeable.

Viewing

Strictly by appointment.







IMPORTANT INFORMATION

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