

OFFICE SUITE TO LET IN THE AWARD-WINNING RICOH ARENA, COVENTRY

Suite 3: 5,472 Sq Ft (508.36 Sq M)



Ricoh Arena, Judds Lane, Coventry CV6 6GE

Property Highlights

- Second floor office with lift access
- Virtual tour available on Rightmove and Bromwich Hardy website listings
- Open plan with a combination of meeting rooms and boardrooms
- Suspended ceilings
- Ceiling mounted heating/cooling system
- Perimeter trunking and data cabling
- Kitchen and breakout areas
- Good levels of natural light
- Immediately available furnished if required



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Location

75% of the UK population are located within a two hour drive of Ricoh Arena, that's 40 million people and 80 % of UK businesses. The Arena receives 1.6 million visitors a year, ideal for raising the profile of any business located on site. The Arena is a 5 minutes' walk from the Arena train station, is well served by public transport, and 10 minutes' walk from the neighbouring retail park.

The Ricoh Arena benefits from easy access to the M6 and connecting motorway networks.

Description

Office occupiers within the Ricoh Arena Tenure benefit from access to Ricoh Arena facilities including:

- Guest services reception
- City fibre internet connectivity, WiFi and 5g
- Mill Bar and Brasserie restaurant facilities
- Coffee Bar and Bake House
- Double Tree Hilton Hotel
- Ricoh Business Lounge and meeting rooms/event space
- Access to Arena advertising and marketing
- On site security and facilities management team

Car parking

Superb on-site parking facilities with the provision of three on-site car parks providing a total of 2,000 spaces.

Accommodation

Description	Sq Ft	Sq M
Office Suite 3	5,525	513.31
Other office suites also available		

Business Rates

The offices are yet to be assessed as separate hereditaments.

Tenure

The property is available to let by way of a new lease direct with the Landlord on terms to be agreed.

Rent

The quoting rent is £16.50 psf pa, plus VAT.

Service Charge

An estate and building service charge is payable. Further information on charges can be obtained from the agent.

VAT

The property is elected for VAT.

EPC

The offices have an EPC Rating of D-80.

Viewing

Strictly by appointment with the agent Bromwich Hardy.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. May 2020.