



Units 8 & 9
Chamber House
Coventry Innovation
Village, Cheetah Road,
Coventry CV1 2TL



TO LET

Available
separately
or as a whole

**2 GROUND FLOOR
SELF-CONTAINED
OFFICE SUITES**

INTERNAL AREA

1,371 – 3,537 sq ft
127.37 – 328.62 sq m

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

TWO SELF-CONTAINED OFFICE SUITES AVAILABLE SEPARATELY OR AS A WHOLE

unit 8: £31,000 per annum

unit 9: £49,000 per annum

KEY FEATURES



Shared entrance
and foyer



Comfort
cooling system



Heating system



Six car parking
spaces per suite



Kitchen and
W/C facilities

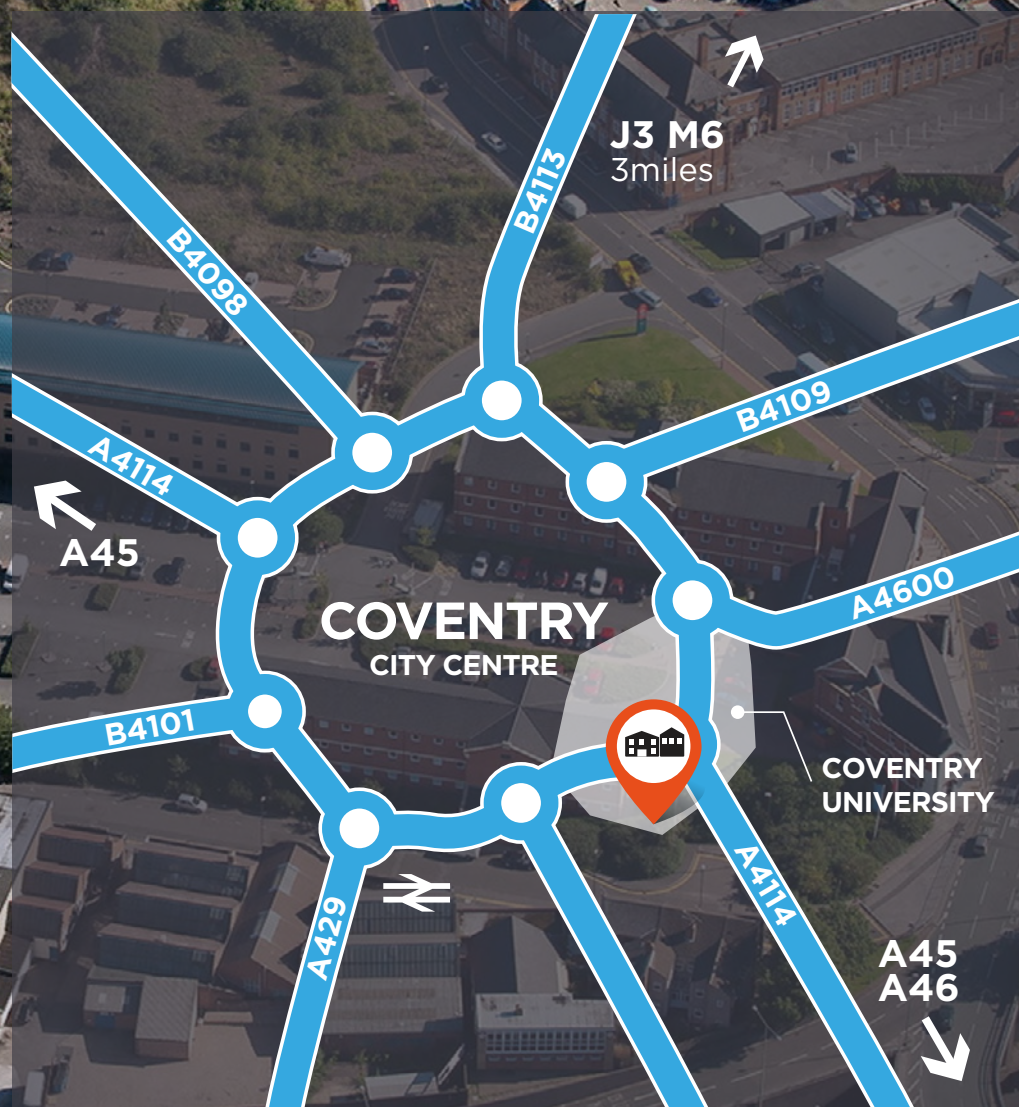


Popular location close
to Coventry City Centre

A POPULAR LOCATION CLOSE TO COVENTRY CITY CENTRE AND COVENTRY UNIVERSITY TECHNOLOGY PARK

LOCATION

Coventry Innovation Village is a key part of the Coventry University Technology Park Estate, offering a prime location for businesses and innovators. Conveniently situated off Cheetah Road, just off Puma Way, it provides excellent connectivity between Mile Lane and Parkside, with quick access to the B4114 London Road and Coventry City Centre Ring Road. Nearby, you'll find the TechnoCentre and the main Coventry University Campus.



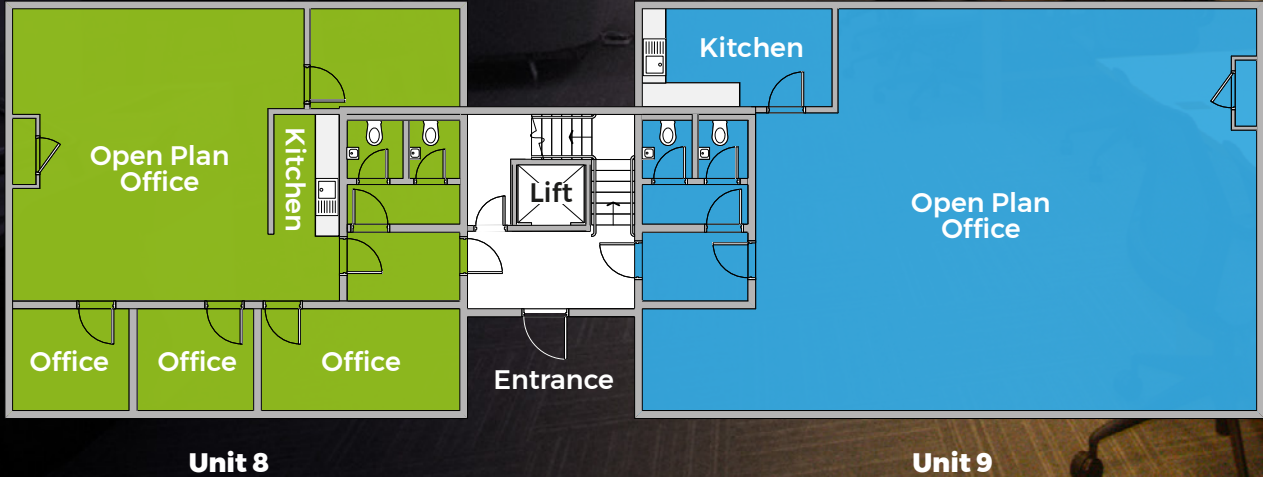
DESCRIPTION

Available are the two seprate ground floor suites at Chamber House, accessed via the entrance foyer. Each office has its own kitchen and both units share w/c facilities, unit 9 consists of a large open plan office and unit 8 has three seperate breakout rooms or office spaces and one large open plan office. There are six spaces available per suite.

ACCOMMODATION

Description	Sq ft	Sq m
Units 8	1,371	127.37
Units 9	2,166	201.22
Total	3,537	328.62

Ground Floor



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FURTHER INFORMATION

SERVICE CHARGE

Further information available upon request.

EPC

Available upon request.

TENURE

The property is available on a lease to be agreed.

VAT

The property is not registered for VAT (Value Added Tax).

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.

ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations.

We will also require identification documentation, to be arranged.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2025



VIEWING

By appointment through the sole agent.



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