

# BOW COURT

FLETCHWORTH GATE • COVENTRY • CV5 6SP

## OFFICES FOR SALE OR TO LET



[www.rm-portfolio.co.uk](http://www.rm-portfolio.co.uk)

**High Quality Refurbished  
Office Buildings**

**from 525 to 5,500 sq ft  
(48.77 - 510.96 sq m)**

**Flexible Terms Available**



## Location

Bow Court is located on Fletchworth Gate, just off the A45 approximately two miles south west of Coventry city centre and half a mile south of Coventry Business Park. This location provides easy access to various sections of the national motorway network with junction 6 of the M42 (Birmingham Airport / NEC) 8 miles to the west, junction 2 and 3 of the M6 are 6.5 miles to the north and the M45 is 11 miles to the east which in turn joins the M1 beyond. Junction 15 of the M40 is accessed via the A46 approximately 14 miles to the south.

Nearby facilities include:

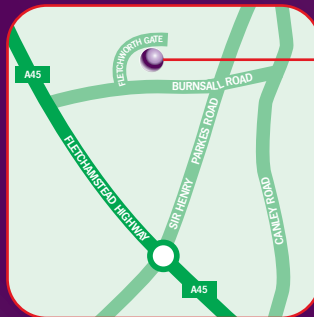
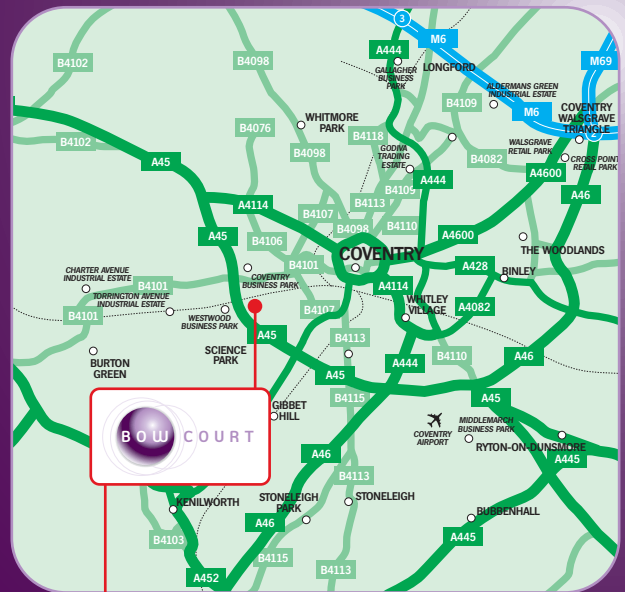
- Canley Rail Station 450 metres
- Village Hotel 900 metres
- Sainsbury's 900 metres
- McDonald's, KFC, Pizza Hut 1,000 metres

## Description

Bow Court is a high quality office development offering a range of flexible office buildings and suites. Arranged around a central courtyard the development benefits from a landscaped environment with on-site car parking at a ratio of 1:250 sq ft.

The office suites have been refurbished to provide a quality environment which includes the following specification:

- Suspended Ceilings
- Recessed Cat II Lighting
- 3 Compartment Perimeter Trunking
- New Carpets
- New W/C Facilities
- Refurbished Entrance Lobbies



SAT NAV: CV5 6SP



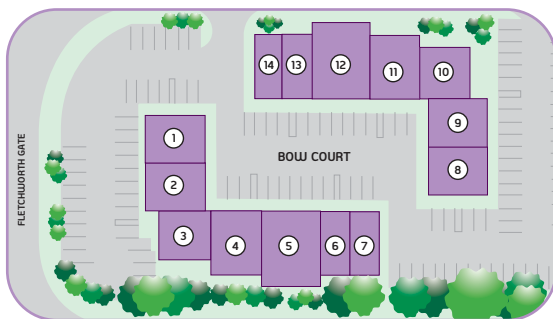
## Terms / Service Charge

The offices are available to let on new flexible lease terms or can be purchased on a freehold basis. An Estate Service Charge will be levied to cover the landlord's costs of maintaining the development.

## Energy Performance Certificate

Energy Performance Certificates available upon request.

## Site Plan



## Rent/Price

Details of the rent and purchase prices are available on the website or from the letting agents.

## VAT

All figures are quoted exclusive of, but will be liable for, VAT.

## Availability / Viewings

The development features various suites and individual units from 525 to 5,500 sq ft. For current availability and to arrange a viewing please contact the letting agents.

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Scan this QR code with your smartphone to visit the website.



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