



BOX
property



TO LET : RETAIL / LEISURE UNIT

Longwood Place, Longwood Close, Coventry, CV4 8AE

LOCATION

The premises occupy a prominent location within a dynamic student area of Coventry, just a short walk to The University of Warwick which benefits from;

- Ranked 10th best university in the UK.
- Circa 23,000 students.
- World leading university with the highest academic and research standards.
- 33 subjects to study.
- Halls on campus.
- Over 50 sports facilities on campus.

Coventry is one of the largest cities in England with a growing population of circa 370,000 people offering a diverse range of attractive and liveable areas that cater to various lifestyle preferences.

Longwood Place (1,209 student beds) occupies a highly strategic location, nearby attractions include, **TeamSport Go Karting**, **Seoul Plaza**, **Hickory's**, **Corner Pocket Jazz Club**, **Warwick Arts Centre**, **Varsity**, **Aldi**, **Caffe Nero** and **Tesco** to name but a few.

ACCOMMODATION

The premises provides the following approximate gross internal areas:

	sq.m	sq.ft
Ground Floor	408	4,391
First Floor	214	2,303
Total	624	6,716

*Measurements are for guidance purpose only, prospective parties should take their own measurements

For further information or
to arrange a viewing please
contact BOX Property

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

Leasehold for a term of years to be agreed.

RENT

£POA

PLANNING

Class E consent.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge will be applicable.

VAT

Value added tax is applicable at the prevailing rate.

VIEWING

Viewing is available by appointment only. Contact details below.

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