



BOW COURT

FLETCHWORTH GATE · COVENTRY · CV5 6SP



**Refurbished
Office Accommodation
on Flexible Leases**



TO LET
from 525 to 2,800 sq ft
(48.77 - 260.13 sq m)

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 is conveniently located off the A45 and benefits from a landscaped environment with on site car parking.

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 Toilet Accommodation**
- **Refurbished Entrance Lobbies**



Location

Bow Court is located on Fletchworth Gate, just off the A45 approximately two miles south west of Coventry Town Centre and half a mile south of Coventry Business Park. This locality 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.

Nearby facilities include:

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

Availability / Viewings

The development features various suites and individual units from 525 to 2,800 sq ft. For current availability and to arrange a viewing please contact the joint letting agents or visit the website.

Rent

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

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An Exceptional Location



Terms / Service Charge

The offices are available by way of new flexible lease agreements to suit your business needs. An Estate Service Charge will be levied to cover the landlord's costs of maintaining the development.

VAT

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

