



ehB
Reeves
commercial property experts

To Let

City Centre Office

£1,917 pcm

2,065 sq.ft (192 sq.m)

Manor Court, The Quadrant, Coventry, West Midlands, CV1 2EY

Recently Refurbished to Modern Specifications

Accommodation

Ground and First Floor offices are available at Manor Court, accessed from a communal entrance at 4 The Quadrant. The offices on the ground and first floor level are divided into separate rooms approached from a central corridor. The office has been recently refurbished and benefits from LED lighting, new carpet tiled flooring, ample electrical sockets, and gas central heating. There are communal WC facilities available on the first floor, and the ground floor benefits from a kitchenette.

In greater detail the accommodation comprises:

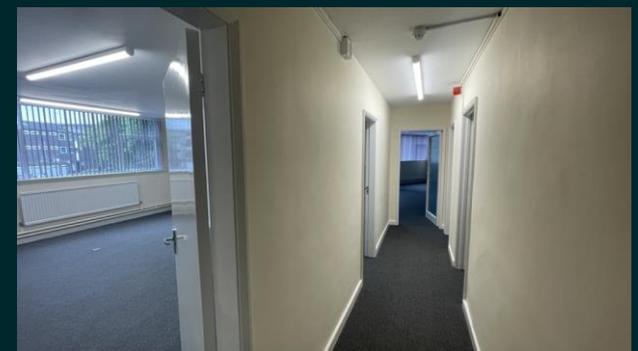
Ground Floor Net Internal Area: 1,069 sq.ft (99.29 sq.m)

First Floor Net Internal Area: 996 sq.ft (92.50 sq.m)

Therefore totalling: 2,065 sq.ft (191.79 sq.m)

Location

Manor Court is conveniently located in the city centre, being on the south side of the prime retail area, within what is regarded as the principal office quarter, nearby to the inner ring-road and Coventry Railway Station. Access is gained via Manor House Drive, which runs to the rear of The Quadrant. Manor Court is sited adjacent to Manor House Public Surface car park.



Tenure

Available on a new internal repairing and insuring lease.

Services

All mains services are connected (gas, water electricity and drainage).

EPC

Ground Floor: E 116

First Floor: E 102

Planning

Class E

Rent

£23,000 per annum exclusive, payable quarterly in advance.



Rates

The rateable value for the ground floor is £10,500. The first floor's rating assessment is split between rooms.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

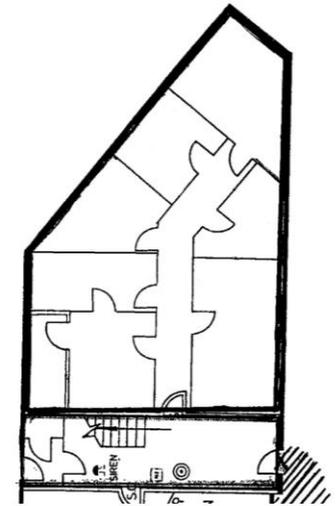
Service Charge

A service charge will be levied to cover: building management, risk assessments, window cleaning, external repairs and maintenance, electricity, water and gas.

The figure for year end 31.12.2024 is anticipated to be £4,090 per quarter.

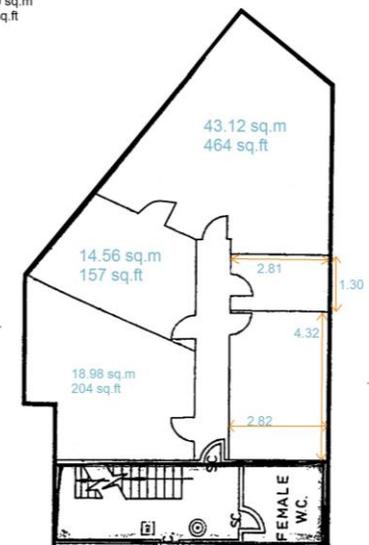
Ground Floor, Manor Court, Coventry

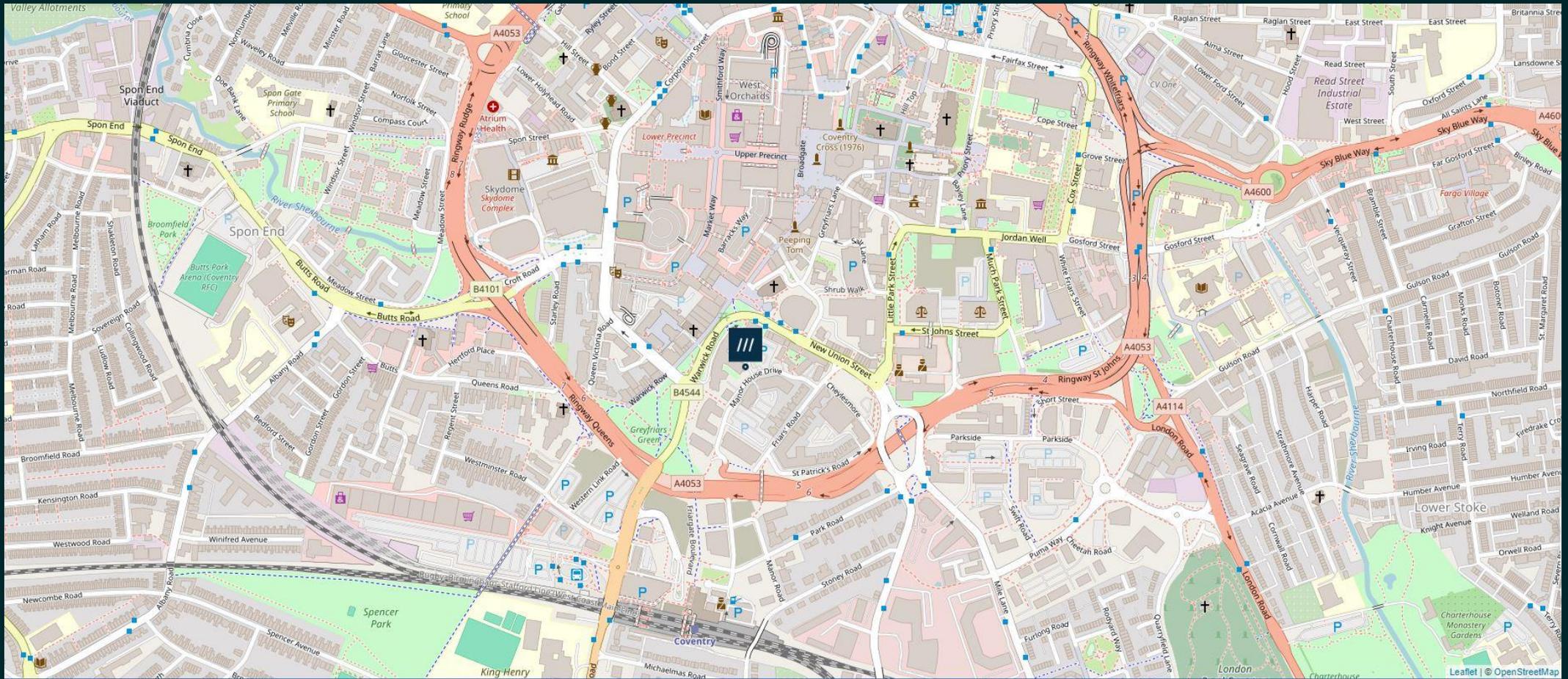
Totalling: 99.29 sq.m
1069 sq.ft



First Floor, Manor Court, Coventry

Totalling: 92.50 sq.m
996 sq.ft





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