

For Sale / For Lease

Office



## Unit 1 & 2 Ground Floor

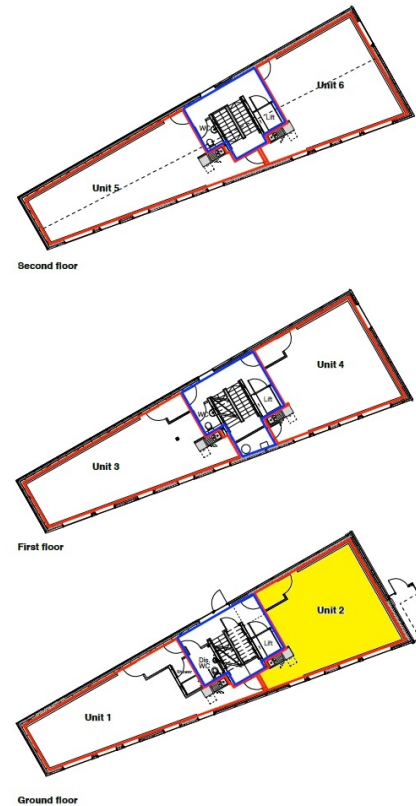
The Cable Yard, Electric Wharf, Coventry CV1 4HA

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

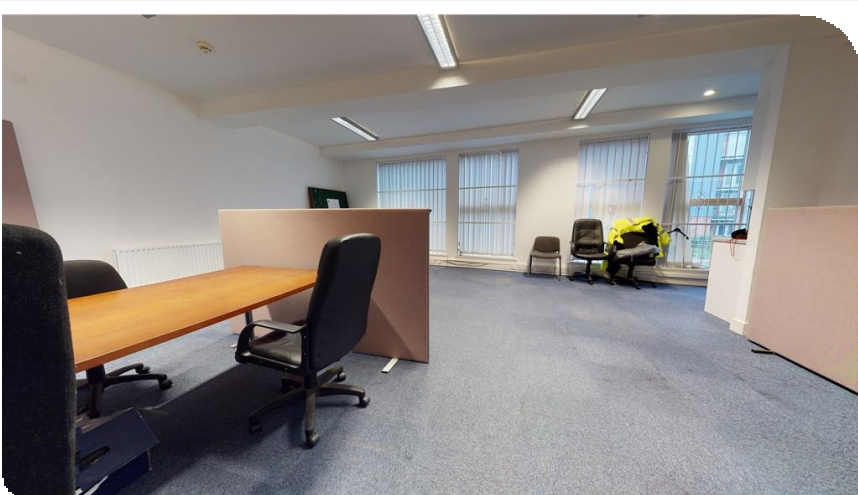
📦 560 - 1,148 Sq Ft  
£ £190,000 For the leasehold/£9,000 -  
£18,000 Per Annum

## Key Features

- ▶ <https://my.matterport.com/show/?m=KaPDnN7mT2m>
- ▶ Highly secure office development
- ▶ 2 parking spaces per office, with plenty of visitor parking
- ▶ Walking distance to Coventry City Centre
- ▶ Potential business rates relief when taking a singular unit
- ▶ Interesting features in landscaped mixed use development



Unit 1 & 2 Ground Floor, The Cable Yard, Electric Wharf, Coventry, West Midlands, CV1 4HA



## Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Cable Yard is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this 'up and coming' area. From junction 9 of Coventry city centre ring road the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side before the turning into Widdrington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.

## Description

The two units occupy the whole ground floor office accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, controlled via a keypad entry system. The building was constructed in 2006 as a high eco value building, with both fire and security alarms, along with a shared entrance at ground floor. The units are fully double glazed, with electric fired central heating, air conditioning, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher and a shared WC per floor. Both units also benefit from 2 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

## Accommodation

Area	Sq Ft	Sq M
Unit 1	588	54.63
Unit 2	560	52.02
<b>Total</b>	<b>1,148</b>	<b>106.65</b>

## Business Rates

Rates Payable: £7,400

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7133422000>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

Internally Repairing and Insuring Lease for a term no less than 2 years

## EPC

Rating of E

## VAT

This property is registered for VAT (Value Added Tax)  
**Unit 1 & 2 Ground Floor, The Cable Yard, Electric Wharf, Coventry, West Midlands, CV1 4HA**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Legal Costs

The landlord requires a contribution of £350 + VAT towards the production of the lease

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Unit 1 & 2 Ground Floor, The Cable Yard, Electric Wharf, Coventry, West Midlands, CV1 4HA

02476 308900 office@bromwichhardy.com www.bromwichhardy.com