



**3,411 Sq Ft (316.88 Sq M)**

**£500,000 for the Freehold**

**Property Highlights**

- Recently built office accommodation of high eco value building, in award winning regeneration project. Highly secure development with generous parking and interesting features.
- Unit 1 - 3 year lease to Rafiq Chati from 01/10/2015 - £7,500 pa
- Unit 2 - 5 year lease to Secure Meters (UK) Ltd from 01/09/2013 - £7,000 pa
- Unit 3 and 4 - 5 year lease to 10 Digital from 15/09/2017 - £14,781 pa
- Unit 5 and 6 - 2 year lease to Totem Learning from 31/03/2016 - £14,000 pa
- 8.2% Net initial yield after normal purchasers costs.

For more information, please contact:

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 Siskin Parkway East  
 Middlemarch Business Park  
 Coventry  
 CV3 4PE

## 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 units occupy three floors of office accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, which is controlled via a keypad entry system. The building was newly 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, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher in each unit and a shared WC per floor. Each unit also benefits from 2 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

## Accommodation

Description	Sq.ft	Sq.m
Unit 1	577	53.61
Unit 2	560	52.03
Unit 3	577	53.61
Unit 4	560	52.03
Unit 5 & 6	1,137	105.63
Total	3,411	316.88

## Tenure

Freehold

## Service Charge

More Information On Request

## EPC

The building has a rating of B - 46

## Viewing

Through sole agent Bromwich Hardy

## Legal Costs

Each party to be responsible for their own costs



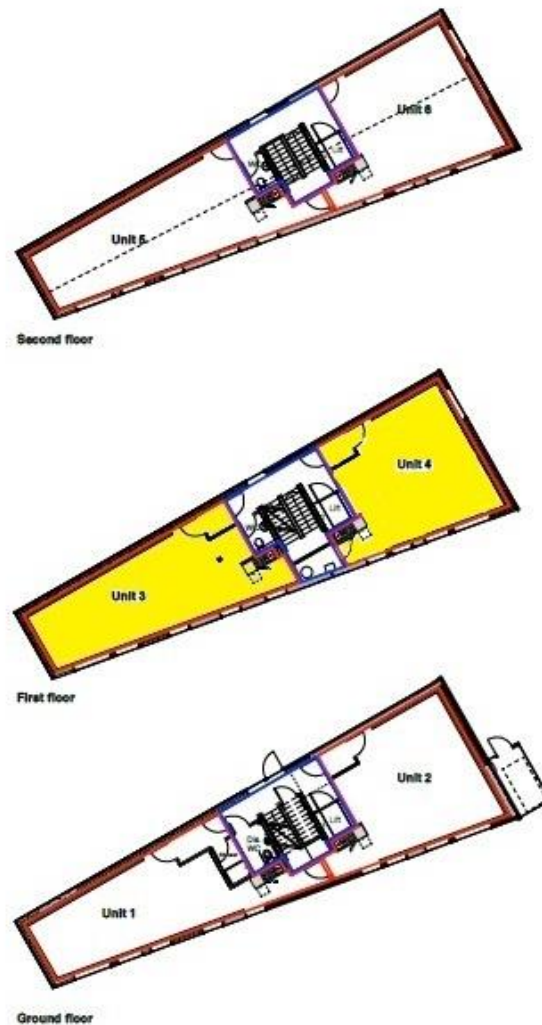


FOR SALE

## Office Investment For Sale, Fully Let, Popular Office Location

Cable Yard Investment, Electric Wharf, Sandy Lane,  
Coventry, West Midlands CV1 4JA





**CABLE YARD**  
B1 Office Building  
Units 1-8  
Electric Wharf, Sandy Lane, Coventry  
CV1 4JA



Misrepresentation Act 1967. Unfair Contract Terms 1977.

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