

TO LET

PRIME CITY CENTRE OFFICES

21-22 Warwick Row, First & Third Floors, Warwick Gate, COVENTRY CV1 1ET



565 - 2,027 SQ FT (52.48 – 188.58 SQ M) NIA

- Modern offices with raised flooring, suspended ceilings and air conditioning
- Popular location for financial or professional services in the heart of Coventry's business quarter
- Located close to the Friargate and City Centre South regeneration schemes
- LED lighting

Location

The premises are situated on the southern side of Coventry City Centre on Warwick Row, close to its junction with Greyfriars Road. Located close to Junction 6 of the City Centre Ring Road, there is easy access throughout the City and wider region. The property is also within a short walk of Coventry's main railway station, the Friargate development, and City Centre South retail development.

This is a prime location at the heart of Coventry's business quarter amongst a host of other professional and office occupiers, as well as bars, restaurants and just a short walk from the Skydome.

Description

Warwick Gate is a modern, high profile, purpose built office building on the corner of Warwick Row and Greyfriars Road.

Highly prominent within Warwick Row, the property is of modern specification, including double glazed frontage, raised floor access, suspended ceilings with inset LED lighting, WC, air conditioning and lifts (to first floor only).

Accommodation

First Floor	136.10 sq m	1,465 sq ft
Third Floor	52.48 sq m	565 sq ft

Tenure

The property is available to let.

Lease Terms

The property is available on an Internal Repairing and Insuring Lease, for a minimum term of 5 years.

Coventry City Centre Developments

The offices are located in between the Friargate development and City Centre South regeneration.

Friargate is a mixture of offices, restaurants and bars, hotels and other leisure uses. More details can be found at the following address; <http://friargatecoventry.co.uk/>

Rent

Upon application

Service Charge

A service charge is payable. Further information available upon request.

Building Insurance

The landlord will insure the property and recover an apportionment from the tenant.

Rates (estimated – awaiting new assessment)

First Floor: To be assessed

Third Floor: 2017 £11,250 2023 £13,250

Energy Performance Certificate

D83. EPC available upon request.

Legal Costs

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

VAT

The property is not VAT elected and will therefore not be payable.

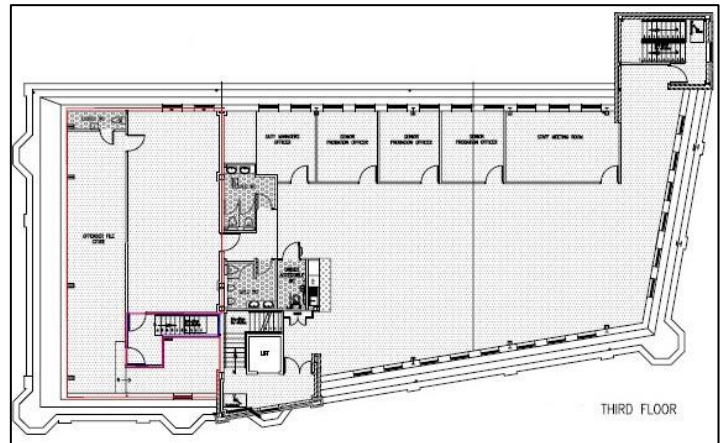
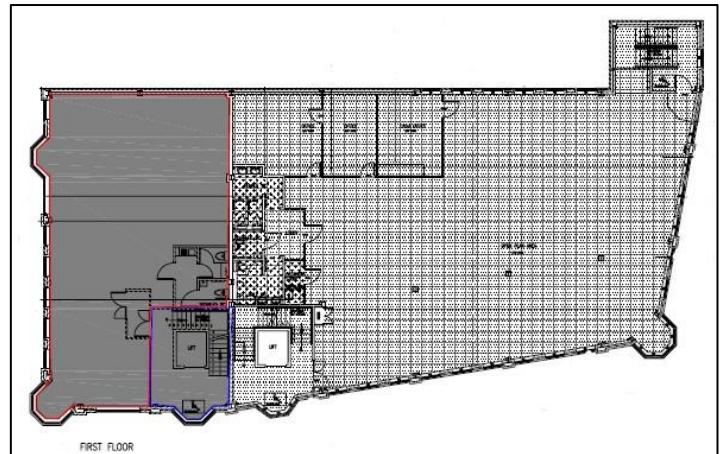
Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
NICK HOLT

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