

TO LET

FIRST FLOOR OFFICES

153-161 New Union Street, COVENTRY CV1 2NT



1,577 SQ FT (146.49 SQ M)

- City Centre location
- Local public car park
- Walking distance to Coventry Mainline Railway Station

Location

New Union Street is widely regarded as being one of Coventry's most popular City Centre office and professional locations. New Union Street has a number of estate agents at ground floor level with office space above and is a highly sought after business location, being only a few minutes' walk from the main retail areas, amenities, and Coventry Mainline Railway Station.

Description

The offices are accessed via a personnel door directly off New Union Street via a shared stairwell to the first-floor offices.

Internally the offices are finished to a good standard, with painted and plastered walls and suspended ceilings with surface mounted lighting. The first floor as currently sub-divided provides 4 individual offices, a meeting room, kitchen area and storeroom with ancillary toilet facilities.

Accommodation

First Floor: 1,577 sq ft (146.49 sq m)

Services

All mains services are connected and available to the property.

Tenure

The premises are available by way of a new Lease for a term to be agreed.

Rent

£18,000 per annum exclusive

Service Charge

The ingoing tenant will be liable to contribute towards the Service Charge in connection with the maintenance of the common parts. Details available upon request.

Rates

Rateable Value: £11,250 (from 1 April 2023).

EPC

D98. Copy available upon request.

VAT

VAT will not be payable on the rent.

Legal Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Viewing

Please contact the sole agent for further information or viewing:

HOLT COMMERCIAL

ROSS BENDALL

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