

TO LET

SUBSTANTIAL EDGE OF CITY CENTRE OFFICES

Highfield House, 97 St Nicholas Street, COVENTRY CV1 4BT



10,322 SQ FT (958.78) NIA

- Detached office building on the edge of Coventry City Centre
- Excellent parking facilities for circa 38 cars
- Close to the inner Ring Road and within a few minutes of the main bus and train stations
- Current B1 Use, consent for D1 Use and suitable for alternate uses STPP

Location

The property is located approximately 1 mile to the north of Coventry City Centre in the suburb of Radford. The area has a variety of property types with much of the immediate vicinity being residential and a number of commercial occupiers also located close by.

The property is located close to the inner city ring road meaning access to all sides of the city is made easy as well as the wider regional road networks. The property is also within a few minutes' drive of both the city's main bus station and Coventry Train Station.

The property is located off the B4098 Radford Road on St Nicolas Street, just after it's junction with Sandy Lane.

Description

Highfield House comprises a substantial detached building over four floors.

The building is split to provide various open plan and partitioned offices along with reception areas, ancillary stores and a number of toilets and kitchen facilities. The property is fitted to a good standard and provides suspended ceilings, raised floors, PIR lighting, passenger lift, DDA access, CCTV and air conditioning.

The property sits on a site of approximately 0.8 acres and this includes spaces for approximately 38 cars as well as lawned/landscaped area to the rear.

Accommodation

Ground Floor

	sq m	sq ft
Entrance Lobby	20.47	220
Reception	37.61	405
Front Office LHS	27.57	297
Interview Room 1	46.32	499
Main Room	350.19	3,769
Interview Room 2	97.75	1,052
Meeting Room 2	11.38	122
Kitchen	31.08	335
Annexe	27.66	298

Basement

Boiler Room & Electrical	9.93	107
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First Floor

Office	92.71	998
Side Rear Office 1	35.45	382
Office 2	36.95	398
Meeting Room 3	10.41	112
Meeting Room 4	33.13	357
Annexe	21.23	229

Annexe Second Floor	36.01	388
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Annexe Ground Floor	32.93	354
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TOTAL: 958.78 10,322

Additionally, there is a basement providing 41.63 sq m (448 sq ft) and a separate ground floor store.

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Price

£150,000 per annum exclusive

Tenure/Lease Terms

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed.

We are advised that any lease agreed will be outside of the 1954 L&T Act.

EPC

Band D. Copy available on request.

Planning

The property is currently classed as Use Class B1 (offices etc.) and has consent for D1 Use (place of worship).

Rates

Interested parties are advised to make their own investigations as to the rateable value of the property. We understand that it may need to be re-assessed upon occupation.

VAT

It is stipulated that the rent is stated exclusive of VAT which we understand will not be payable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease.

Viewing

Please contact the sole agent for further information or viewing:

**HOLT COMMERCIAL
ROSS BENDALL**

024 7655 5180

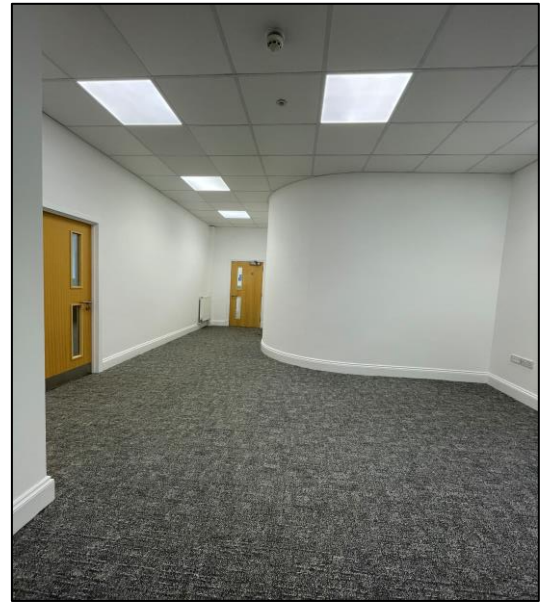
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