

**TO LET**

## **PRIME CITY CENTRE CLASS E PREMISES**

Ground Floor, Warwick Gate, 21-22 Warwick Row, COVENTRY CV1 1ET



### **807 SQ FT (74.95 SQ M) NIA**

- Prime location for financial or professional services in the heart of Coventry's business quarter
- Located close to the Friargate and City South regeneration schemes
- 2 parking spaces

## Location

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

This is a prime location at the heart of Coventry's business quarter amongst many other professional and financial services occupiers, as well as bars and restaurants.

## Description

Warwick Gate is a modern, high profile, purpose built office building on the corner of Warwick Row and Greyfriars Road and the subject accommodation forms part of the ground floor. The property occupies a prominent position fronting Warwick Row with main ground floor entrance leading to open plan area and WCs. The unit benefits from LED lighting and air conditioning.

## Accommodation

**Ground Floor**                  **74.95 sq m**          **807 sq ft**

## Lease Terms

The unit is available to let on a new equivalent Internal Repairing and Insuring Lease for a term to be agreed.

## Rent

**£26,500 per annum exclusive**

## Service Charge and Building Insurance

The Landlord will insure the property and recover an apportionment from the tenant. A service charge is applicable and further details to be provided by the managing agents.

## Rates

Rateable Value currently under two rating assessments as follows: £8,900; £11,000

## Energy Performance Certificate

D85.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

VAT is applicable on all costs unless otherwise stated.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**                          **024 7655 5180**  
**NICK HOLT**                                  [nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)  
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