

TO LET

SELF CONTAINED FIRST FLOOR OFFICE SUITE

Ernesford Grange Shopping Centre, Quorn Way, Binley, COVENTRY CV3 2JU



867 - 2,065 SQ FT NIA

- Well appointed open-plan offices
- Onsite car parking
- Storage space
- Available for immediate occupation

Location

The offices are located at Ernesford Grange Shopping Centre on Quorn Way in Binley, about 4 miles south-east of Coventry City Centre and accessed from the A4082 Allard Way via Langbank Avenue, so is within easy reach of the A46 Coventry Eastern Bypass which provides access in turn to the surrounding motorway network.

The surrounding area is in the main residential with educational uses represented by Sowe Valley Primary School and Ernesford Grange Community Academy, as well as the retailers within the local shopping centre itself, including One Stop and Domino's Pizza.

Description

The offices comprise a first floor self contained office suite with stairs leading from the main entrance door at ground level. There are kitchen and toilets within the suite. In addition, there is an area of storage space accessed from the main stairs that provides useful covered and secure accommodation suitable for storing a variety of items.

Tenure

The offices and storage space are available to let on a new Full Repairing and Insuring (FRI) lease for a term to be agreed. Consideration may be given to letting the offices and storage space separately.

Accommodation

First Floor Offices	1,198 sq ft	111.30 sq m
First Floor Storage	867 sq ft	80.56 sq m

Rent

£18,000 per annum exclusive

Service Charge

A service charge will be payable in respect of the external common areas of the shopping centre and associated car parking and landscaping. Further details are available on request.

Business Rates

The rateable value for the offices and storage space together is £11,750. Dependent on the proposed tenant's individual circumstances then they might possibly qualify for Small Business Rate Relief. Payment of business rates would otherwise be the tenant's responsibility.

Energy Rating

E108. Copy available on request.

VAT

Rents quoted are exclusive of VAT which Holt Commercial understand may be payable.

Legal Fees

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

Viewing

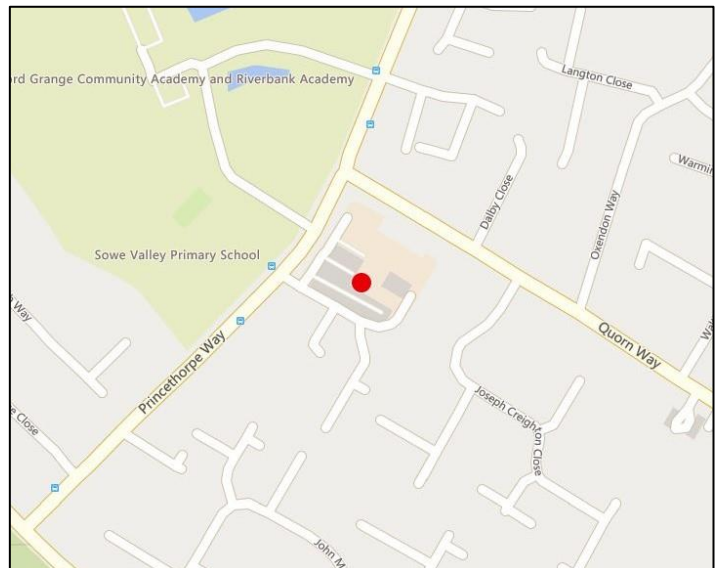
Strictly by appointment with the sole agent:

ROSS BENDALL BSc MRICS

024 7643 3590

07889 764350

ross@holtcommercial.co.uk



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.



T/ 024 7655 5180
E/ agency@holtcommercial.co.uk
W/ holtcommercial.co.uk

Head Office
Holt Court
16 Warwick Row
Coventry
CV1 1EJ

Birmingham Office
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD