

TO LET

CITY CENTRE OFFICE SPACE

Steeple House, Percy Street, COVENTRY CV1 3BY



138 - 166 SQ FT (12.82 – 15.42 SQ M) NIA

- Centrally located multi-let office space
- Flexible lease terms
- Well managed property
- Immediately available

Location

Steeple House is situated just outside the inner ring road on the corner of Percy Street and Gloucester Street. The immediate surrounding area is largely residential, however the property is only a short walk from the popular Spon Street and Skydome complex. Steeple House provides good access to the inner ring road and Holyhead Road (A4114), a main arterial route within the City.

Description

Steeple House offers a number of well-presented office suites over ground and first floors, with communal welfare facilities on each floor. Internally, most suites benefit from suspended ceilings with inset LED lighting, mains electricity and are carpeted throughout. Externally there is a communal car park to the front and garden to the rear. Access to the property is via a main door on the ground floor with each suite being individually locked.

Availability and Rent

Unit	sq ft	sq m	Annual Rent
Unit 10 - FF:	166	15.42	£1,992
Unit 12 - FF:	156	14.49	£1,872
Unit 13 - FF:	138	12.82	£1,656
Unit 15 - FF:	164	15.24	£1,968

Tenure

The suites are available by way of new leases for a terms of years be agreed.

Service Charge

A service charge is payable towards the repairs and maintenance of structural/communal elements, utilities and building insurance. Further details available on request.

Business Rates

All units are separately assessed and fall below the threshold where business rates become payable for single premises occupiers.

Energy Rating

E115. Copy available on request.

VAT

Holt Commercial understand VAT may be payable.

Legal Fees

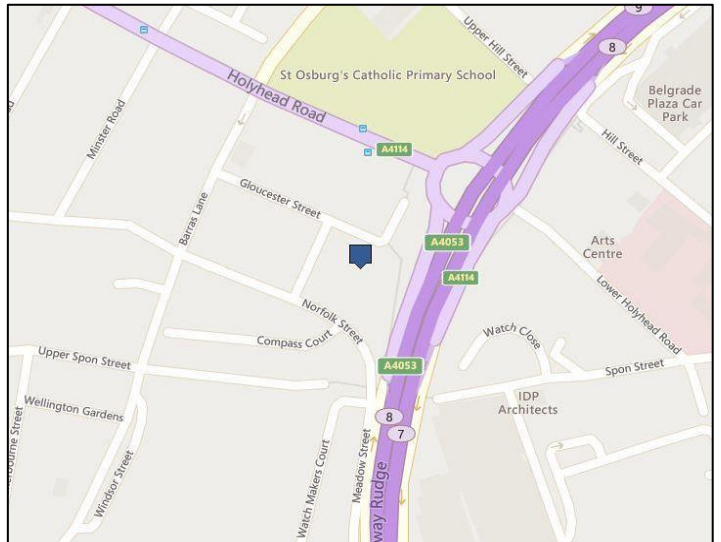
Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.

Viewing

Strictly by appointment with the sole agent:

NICK HOLT
ROSS BENDALL

024 7655 5180
agency@holtcommercial.co.uk



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