

WHITE LION CHAMBERS 44 HIGH STREET BEDWORTH, CV12 8NY



OFFICE TO LET

2379 SQ. FT. - 8770 SQ. FT. (221 SQ. M. - 815 SQ. M.)

- Prominent Office Building
- Mix of open plan and partitioned offices
 - Passenger Lift
 - Double Glazing
 - Radiator Central Heating

02476 450045



LOCATION

Bedworth is situated midway between Coventry and Nuneaton. J3 of the M6 is 2 miles to the South of the town for access to the Midland Motorways Network (M69, M1, M40 M5 & M42). The NEC and Birmingham International Airport are approximately 20 minutes drive.

The building faces Rye Piece Ringway, the town centre ing road and is therefore visible to a large volume of passing vehiles. The main shopping centre is less than 2 minutes walk along High Street. Bedworth train station is 5 minutes walk for services to Coventry and Nuneaton.

DESCRIPTION

White Lion Chambers is a three-storey office building with the following features:

- Entrance reception
- Double glazed windows
- · Kitchen facilities on each floor
- Valliant combination boiler with radiators on each floor
- LED lights
- Adjacent to Spitalfields public car park

ACCOMMODATION

 Ground Floor
 3,162 sq ft (293.88 sq m)

 First Floor
 3,162 sq ft (293.88 sq m)

 Second Floor
 2,745 sq ft (255.10 sq m)

 Net Internal Floor Area
 9,069 sq ft (842.86 sq m)

SERVICES

All mains services are connected, including water, drainage, electric and gas.

LEASE

The premises are available on a single new full repairing & insuring lease for a period to be agreed. Consideration will be given to lettings by floor, on internal repaid and insuring terms, to include a service charge for the cost of buildings maintenance and management.

RENT

£84,000 per annum exclusive.

Individual Floors £31,000 per annum exclusive

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BUSINESS RATES

Rateable Value - £53,500 from 1 April 2023. Annual Business Rates payable £27,392

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the grant of lease and VAT payable thereon.

EPC - B-50

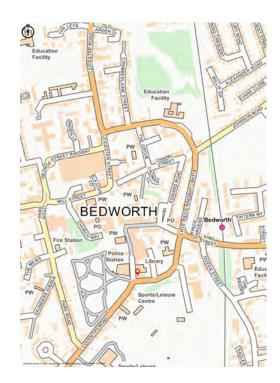
Viewing

By appointment with the sole agent

Drake Howard Property Limited

4 Leofric Court **Progress Way** Binley Coventry CV3 2NT

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