

# OPENING DOORS SINCE 1843



Area  
3,315.00 sqft (307.97  
sqm)



Price  
£20,000 PA



Office  
3rd Floor



Lift



Parking  
Potentially Available

## TO LET

Third Floor West, Heron House Newdegate Street, Nuneaton CV11 4EL

## Location:

The subject property forms part of Heron House within the Abbeygate Centre which links Nuneaton's Bus Station with Newdegate Street and Abbey Street, just off the Market Place at the commercial pedestrianised heart of the town.

Nuneaton is the largest town in the Borough of Nuneaton and Bedworth with a comprehensive range of shops and other facilities and with a mainline railway station (with trains times around 1 hour to London) also being conveniently situated for access to the M6 Motorway at Junction 3 which is approximately 5 miles distant.

## Description:

The property comprises a previously open plan second floor suite of offices, now partitioned in part to provide a number of open plan spaces and private rooms together with a breakout area/kitchen.

The accommodation benefits from perimeter radiators from a communal heating system with part air conditioning and parking is also available within the complex. There is lift access to all floors and communal wc facilities at second floor and third floor level.

Other occupiers within Heron House include the NHS and Nuneaton and Bedworth Leisure Trust.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Third Floor Suite</b>	3,315.00	307.97
<b>TOTAL</b>	<b>3,315.00</b>	<b>307.97</b>

## Services:

All mains services are understood to be connected to include a communal central heating system for the offices. No tests have been applied.

## Rateable Value:

£20,500 office and premises. Interested parties to make their own enquiries.

## Terms:

The property is available on the basis of an effectively full repairing and insuring lease by way of service charge for a term of years to be agreed. The commencing rental will be £20,000.per annum plus VAT.

Car parking spaces are available at £50 per calendar month plus VAT.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these particulars the landlord had elected to charge VAT on the rent.

## Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable. This service is currently available for a standard form of lease at a nominal charge of £200 plus VAT.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

