

OPENING DOORS SINCE 1843



Area
184.35 sq m (1984 sq.ft.)



Rent
On Application



Location
Town Centre Position



Office
Modern Largely Open
Plan Space



Parking
Two Spaces at Rear

TO LET

15/17 Dugdale Street, Nuneaton CV11 5QJ

Location:

The subject property is located amongst other professional office occupiers with retail uses also represented alongside and is conveniently situated just off Queens Road, Nuneaton and close to the commercial heart of the town.

Accordingly a range of shops (including within the neighbouring Rope Walk Shopping Centre) together with banks and public car parking are readily available close by.

Description:

The property comprises a modern two storey office building providing largely open plan space but with certain private offices incorporated, together with archive storage, small kitchen and WC facilities.

The property which would suit a variety of potential office occupiers benefits from gas fired central heating together with UPVC double glazing and also comes with 2 parking spaces which are available at the rear of the building.

The accommodation is currently being refurbished and redecorated and it is to be re-carpeted throughout prior to letting.

Early vacant possession will be available.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	942.00	87.51
First Floor	1,042.00	96.80
TOTAL	1,984.00	184.32

Services:

All mains services are understood to be connected together with gas fired central heating.

No tests have been applied.

Rateable Value:

The property is included on the 2017 Rating List with a Rateable Value of £6,500 for the ground floor only. The building will need to be re-assessed to include the first floor. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms:

The property is available to lease on the basis of a new full repairing and insuring lease for a term of years to be agreed but subject to a minimum 3 year commitment.

Rental details are available on application.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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