

Net Internal Area: 732 sq.ft (68.00 sq.m)

TO LET

**First Floor Office,
121-123 New Union Street,
Coventry,
CV1 2NT**

First Floor fully refurbished premises situated in popular business district within the ring road of Coventry City Centre.



Location

Coventry is a major industrial and commercial centre, located approximately 18 miles east of Birmingham. The City has a resident population of approximately 300,000. It is strategically positioned in the hub of the UK's Motorway Network being adjacent to Junctions 2 and 3 of the M6 Motorway, which provides rapid links to the M1, M69 and M42 Motorways.

The subject property is situated on New Union Street which is known as the City Centres business and professional office district being located within the ring road and within walking distance of the Coventry Main Train Station and Coventry's retail centre with multiple retail and leisure units.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



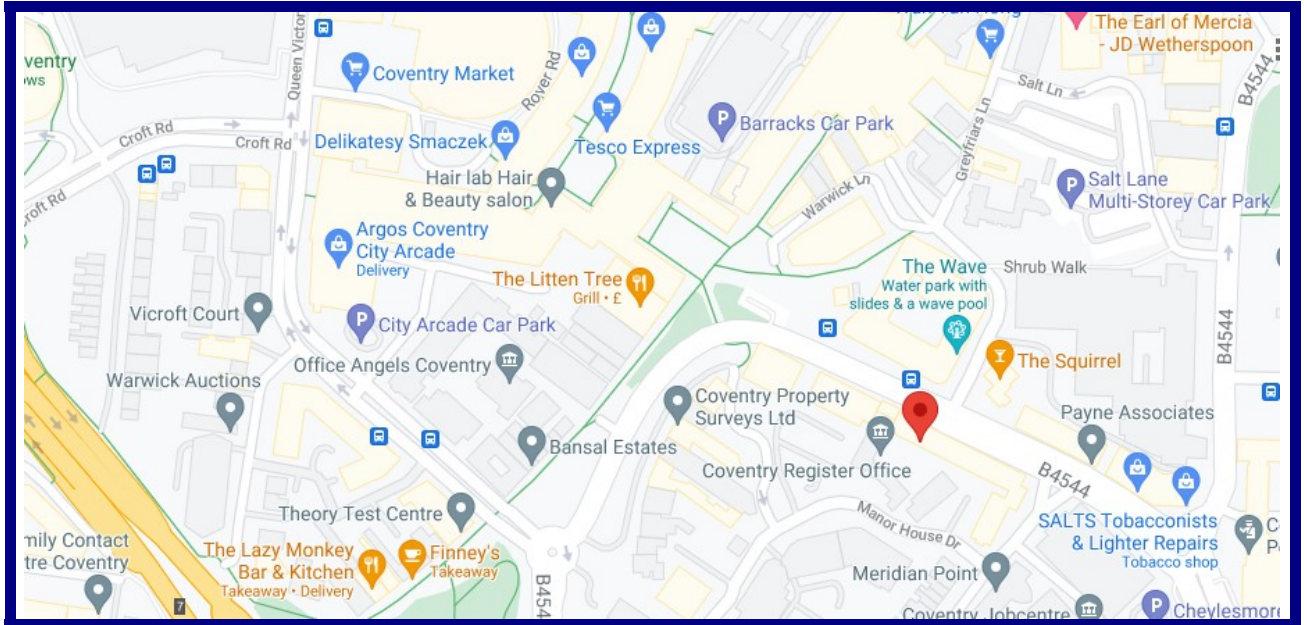
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First Floor office, New Union Street, Coventry



Description

The subject premises first floor office can be accessed from a pedestrian door directly off New Union Street with a communal stairwell leading to the office suite entrance.

Internally the suite benefits from being completely refurbished with the first floor suite being completely open plan.

The office suite is now presented to a high specification that include new carpets, decoration, kitchenette and WC facilities. The office also have LED inset lighting with air conditioning and secondary glazing.

Accommodation

The property provides the following approximate dimensions and floor areas:

First floor Offices- 732 sq.ft (68.00 sq.m)

Terms

The property will be made available by means of an effectively full repairing and insuring lease for a term to be agreed, but no less than three years.

Rent

Rent on application.

First Floor offices, New Union Street, Coventry

Service Charge

The ingoing tenant will contribute towards a Service Charge in connection with the maintenance and upkeep of the common parts. Details available upon request.

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property (which is currently rated as one) is £5,900

Prospective tenants are advised to make their own enquiries of Coventry City Council to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief.

EPC

From our own enquiries we understand the property currently has an EPC rating of-

FIRST FLOOR OFFICES, 121-123 New Union Street, COVENTRY, CV1 2NT C:55.

A copy of the EPC is available for inspection.

Legal Costs

The ingoing tenants will be responsible for the landlord's solicitors costs incurred in connection with the lease.

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS
Email- grh@cartwrighthands.co.uk

Guy Hands
Tel:- 02476 350700
Fax:- 02476 352922

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permission 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 satisfy themselves by inspection or otherwise as to the correctness of each of them.

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(iv) all rentals and prices are quoted exclusive of VAT.

Internal Pictures First Floor Offices New Union Street, Coventry



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