

GH

Draft

IPMS 3: 93.55sq. m. (1,007sq. ft.)

## TO LET

**Anker House,  
Coton Road,  
Nuneaton,  
CV11 5TQ**

**Well located prominent First and Second offices situated in Nuneaton town centre**



### Location

Nuneaton is a well-established commercial and industrial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The Town benefits from its proximity to the M6 and M69 Motorways, as well as regular rail services to London and the north.

The subject premises are located on Coton Road, within Nuneaton Town Centre and with easy access to major arterial routes such as the A444 Roanne Ringway and A4102 Queens Road. The premises are also in close proximity to the Ropewalk Shopping Centre, Lloyds bank and Nuneaton town hall.

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



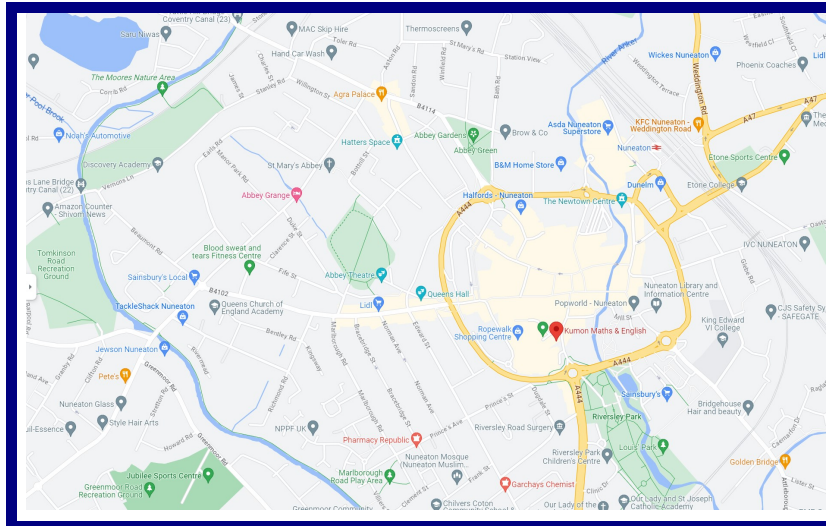
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## First and Second Floor at Anker House, Cotton Road, Nuneaton



### Description

The subject premises comprise the first and second floor of traditionally constructed three storey office building with suspended ceiling, inset LED lighting and carpeting throughout, as well as gas central heating.

The ground floor comprises of a shared reception area with access into shared lobby with stair access to upper floors and rear pedestrian access to the yard/car parking area.

### Accommodation

The accommodation briefly comprises: -

**First Floor:** **63.36 sq. m. (682 sq. ft.)**  
- Incorporating 4 x offices and shared Kitchen and W.C. Facilities

**Second Floor:** **30.19 sq. m. (325 sq. ft.)**  
- Incorporating 3 x offices with shared Kitchen and W.C. Facilities on 1<sup>st</sup> Floor

**Total IPMS Area:** **93.55 sq. m. (1,007 sq. ft.)**

### Terms

The premises will be made available on a new effectively fully repairing and insuring lease for a term of years to be agreed but to be no less than three years.

### Rent

Rental on application. There is a service charge to cover items such as gas and water consumption, communal cleaning, fire panel testing and servicing etc. More details available from the sole agents.

## **First and Second Floor at Anker House, Coton Road, Nuneaton**

### **Rateable Value**

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the Rateable Value for the first floor of the property is £4,800. The second floor has a rateable value of £2,800.

Prospective tenants are advised to make their own enquiries to Nuneaton & Bedworth Borough Council (Tel: 024 76376376) to verify the current rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

### **EPC**

The full property is rated D:93. A copy of the EPC is available for inspection.

### **Legal Costs**

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred in connection with this transaction.

### **Viewing/Information**

By appointment with the Sole Agent,  
Cartwright Hands,  
59 Coton Road,  
Nuneaton CV11 5TS  
Email- [grh@cartwrihand.co.uk](mailto:grh@cartwrihand.co.uk)

**Guy Hands**  
Tel:- 02476 350700



## First and Second Floor at Anker House, Coton Road, Nuneaton



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- (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.
- (iii) no person in the employment of Cartwright Hands Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT.

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