

Net Internal Area- 44.78 sq.m (482 sq.ft)

TO LET

**15a Coventry Street,
Nuneaton,
CV11 5TD**

First floor self-contained 'E class' office unit in prominent position in Central Nuneaton close to Ropewalk shopping centre and Council House.



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 property is located on Coventry Street at the beginning of the pedestrianised town centre and just south of the prime retail location of Market Place. It is close to the Ropewalk car park and the Town Hall. The property forms part of a small commercial parade which includes cafe and office premises and is within walking distance of the commercial heart of the town.

Nearby retail occupiers include national tenants such as Lloyds Bank, Starbucks, Pure Gym and H Samuel.

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



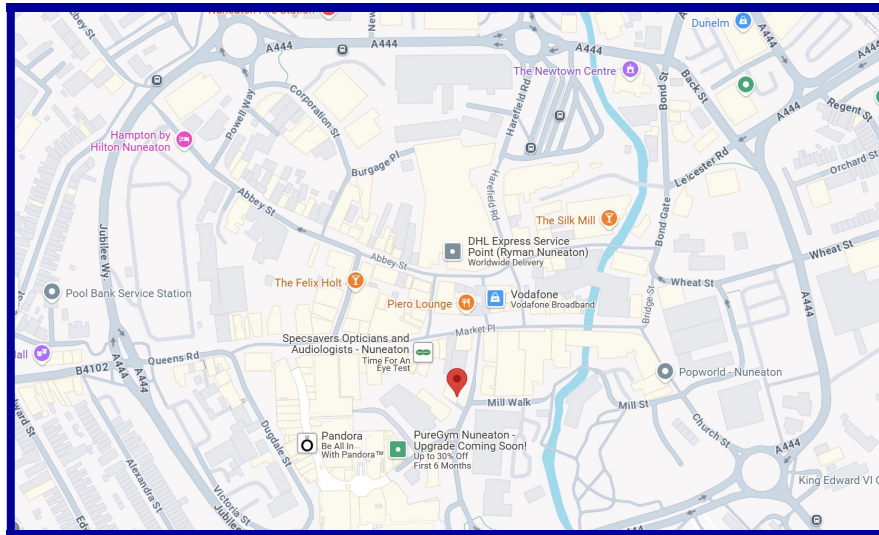
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Description

The property forms part of the first floor of a two-storey former bank which has been recently refurbished and converted to provide five retail/office units.

The suffices are accessed via an internal staircase to the rear of the property and has been recently refurbished throughout to provide for a well-being suite consisting of 3 rooms with staff kitchen/W.C. facilities.

Alternatively, the premises could potentially be occupied instead of or additionally with the adjacent first floor suite known as 15b which is a similar size (495 sq.ft) but with four separate office suites (15b).

Accommodation

The property provides the following approximate dimensions and floor areas:

First Floor Offices- **44.78 sq.m (482.00 sq.ft)**

Terms

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

Rent

£5,500 per annum exclusive.

Rateable Value

The Current Rateable Value is £3,400. Prospective occupiers are recommended to make their own enquiries with Nuneaton and Bedworth Borough Council for verification.

15a Coventry Street, Nuneaton

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. D:78

Legal Costs

The ingoing tenant is to pay the landlords reasonable legal costs.

Viewing/Information

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

Guy Hands
Tel:- 02476 350700.

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