

## TO LET

## PROMINENT CITY CENTRE OFFICE BUILDING

9 Little Park Street, COVENTRY CV1 2UR



**3,606 SQ FT (335 SQ M) – 22,731 SQ FT (2,112 SQ M)**

- Prominent City Centre location
- Close to Coventry mainline Railway Station
- Fully refurbished throughout
- Available as a whole or individual floors
- New HVAC system
- LED Lighting

## Location

Little Park Street is located in the City Centre close to the High Street and the main Banks and only a few minutes' walk from Coventry University. Broadgate public realm is only a 2 minute walk from the property, offering a number of popular restaurants and bars and leading to the main City Centre retail areas.

Both Coventry mainline Railway Station (offering regular express services to both London Euston and Birmingham New Street) and Pool Meadow Bus Station are within a 5 minute walk.

The M6, M6 Toll, M40, M42, M45 and M69, as well as Birmingham International Airport, railway station and the NEC are all within a 15 mile radius.

## Description

9 Little Park Street comprises a prominent City Centre office building over 5 floors and benefits from the following specification:

- Suspended ceiling
- LED lighting
- Passenger lift
- Refurbished and remodelled reception
- New HVAC system
- New facade

## Accommodation

	sq m	sq ft
Ground Floor:	335.00	3,606
First Floor:	395.95	4,262
Second Floor:	460.98	4,962
Third floor:	459.96	4,951
Fourth Floor:	459.96	4,951

**TOTAL NIA:** 2,111.85 22,731

## Tenure

Available on a new lease for a term to be agreed.

## Rent

**£19.50 per sq ft per annum exclusive.**

## Service Charge

Details of the Service Charge available on request.

## Rateable Value

Rateable Value to be assessed. Upon completion.

## EPC

Target 'C' EPC rating.

## VAT

VAT will be applicable on any transaction at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

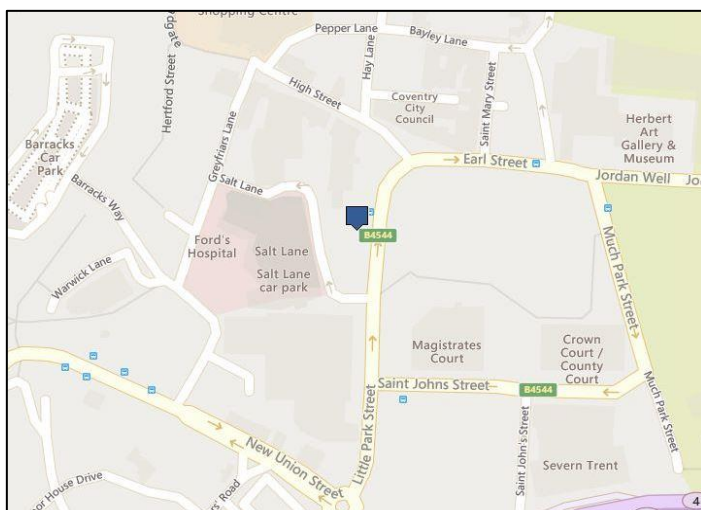
Strictly by appointment with the joint agents:

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