

**To Let**

**£17,500**  
Per Annum

# Top Floor Office Unit With Picturesque Views In Secure Development

1,137 Sq Ft (105.63 Sq M)



Top Floor, The Cable Yard, Electric Wharf, Sandy Lane,  
Coventry, West Midlands CV1 4HA

## Property Highlights

- Modern self contained office unit with picturesque views
- Highly secure office development close to Coventry City Centre
- Fashionable space in multi award winning regeneration scheme
- High eco value building



**Mr James Brookes**



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## Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry City Centre. The Cable Yard is located at the heart of the scheme which itself is a the centre of continuing rejuvenation and regeneration in this established office development. From Junction 9 of Coventry city centre ring road, the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side. Electric Wharf is in walking distance of the city centre and main railway station with direct access to London and Birmingham in under an hour.

## Description

The office occupies the top floor accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, which is controlled via a keypad entry system. The office itself is a three storey refurbished brick construction of high Eco value, with both fire and security alarms, accessed via a shared entrance with the other offices in the building. The office is fully double glazed, with gas fired central heating, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher unit and a single WC. The unit also benefits from 4 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

## Accommodation

Description	Sq Ft	Sq M
Units 5 and 6	1,137	105.63
<b>Total</b>	<b>1,137</b>	<b>105.63</b>

Business Rates	
Rateable Value (2017)	£13,500
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.491 pence

## Tenure

New lease for not less than two years definite occupation

## Service Charge

Service charge for the estate and building for the current year is £4,586.02.

## Services

All mains services are connected.

## EPC

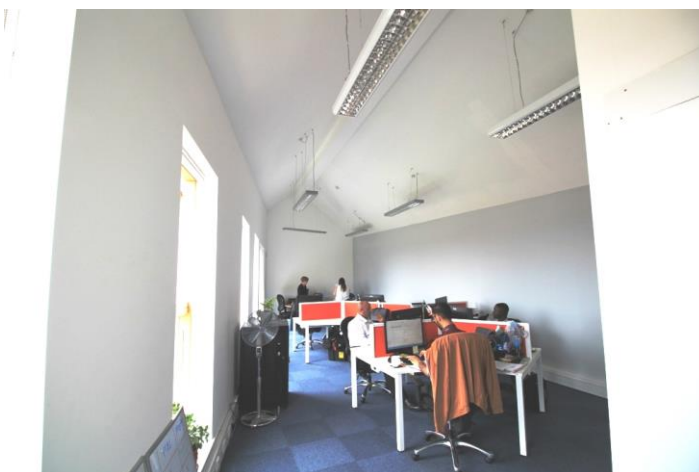
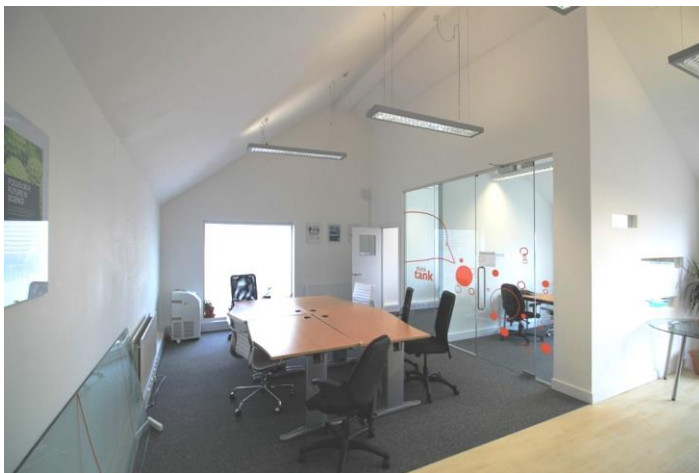
Office has a rating of D - 91

## Viewing

Viewings through sole agent Bromwich Hardy only

## Legal Costs

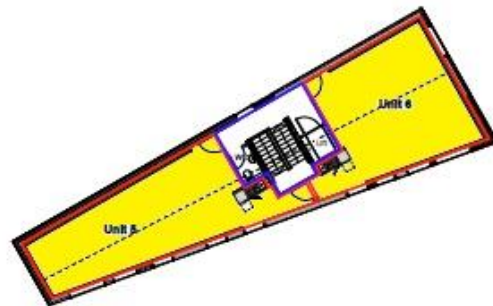
Each party are to be responsible for their own costs in any letting.



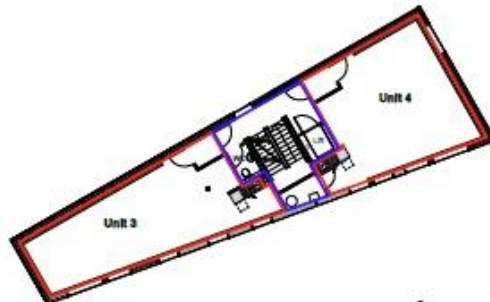




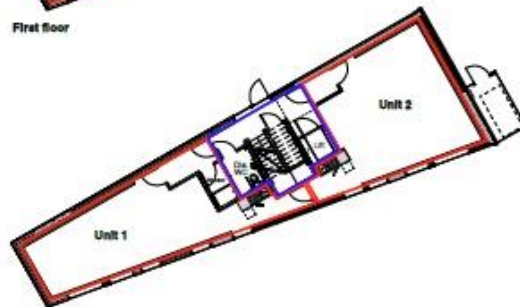
Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. October 2019.



Second floor



First floor



Ground floor



**CABLE YARD**  
B1 Office Building  
Units 1-6  
B1 Cable Yard, Bold Lane, Coventry  
CV3 4JX

