

TOP FLOOR, THE CABLE YARD, ELECTRIC WHARF, COVENTRY, CV1 4JA.



TO LET/ MAY SELL

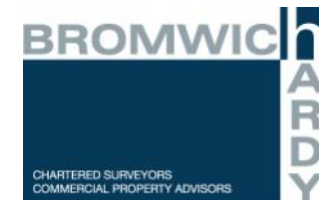
Well Presented

Office Units

1,137 sq ft (105.63 sq m )

- Modern self contained office units.
- Highly secure office development close to the city centre.
- Fashionable space in multi award winning regeneration scheme achieving national acclaim.

£15,000 p a/ £185,000



1 The Cobalt Centre  
Siskin Parkway East  
Middlemarch Business Park  
Coventry, CV3 4PE

# TOP FLOOR, THE CABLE YARD, ELECTRIC WHARF, COVENTRY, CV1 4JA.

## Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Edison Buildings are located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this 'up and coming' area. 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 before the turning into Widdrington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.

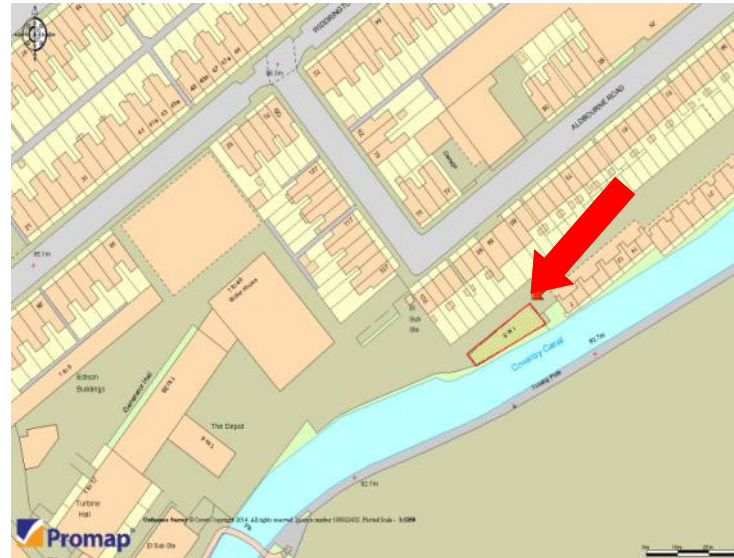
## Description

The units occupy the Top floor office 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, with both fire and security alarms, accessed via a shared entrance with the other offices in the building. The units are fully double glazed, with gas fired central heating, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher units and a shared WC. The unit also benefits from 2 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

Accommodation	sq ft	sq m
Offices	1,137	105.63

## Rental/ Price

Quoting rent of £15,000 per annum/ £185,000



## Terms

The property is available to let, or the sale of the long leasehold interest, with 140 years remaining on a peppercorn rent.

## Rating

Rateable value = TBC

Uniform Business Rate (2015/16) 48p in £

Rates Payable = TBC

## Service Charge

There is a service charge payable on site for the head landlord's reasonable costs incurred in the maintenance and upkeep of the office development, further details on request.

## V.A.T.

V.A.T. will be payable on the rent.

## Legal Costs

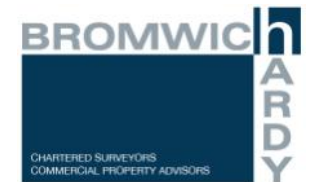
Each party to bear their own legal costs incurred in this transaction.

## EPC

Rating - C 62

## Viewing

Viewing strictly by appointment through sole agent



Tom Bromwich

T:02476 308900

[james.brookes@bromwichhardy.com](mailto:james.brookes@bromwichhardy.com)

