

TO LET

Refurbished Detached premises with Office and Class D1 planning consent


Wareing & Company
www.wareingandcompany.co.uk



1 Mill Street
Coventry
West Midlands
CV1 4DF

- Totalling 5,005 Sq Ft (464.95 Sq M.)
- Comprising: offices 3,971 Sq Ft (368.91Sq M.) & Warehouse 1,034 Sq Ft (96.04 Sq M)
- On site parking for 10 Cars
- Available Immediately.

Location

Mill Street runs between Middleborough Road and Abbots Lane just off Barras Lane / Coundon Road on the north western edge of Coventry City Centre.

The immediate vicinity is predominantly residential so very quiet yet very accessible as the A4053 ring road is within a short drive and the City Centre and bus stops can be easily reached on foot. Alvis Retail Park is just over half a mile away and includes Morrisons superstore.

Description

The subject property comprises a detached two storey building of brick construction beneath a flat roof with a single storey entrance lobby with external roller shutters to the two largest windows. At the rear is an attached warehouse on a steel portal frame with an insulated even-pitch roof, an eaves height of 15' 9" (4.18m), electric heater and sliding metal concertina door. As well as providing excellent storage facilities, it could also be used for secure parking in addition to the private fenced car park which it is accessed off.

Accommodation

Floor	Area Sq Ft	Area Sq M
Ground Floor offices	2,017	187.38
First Floor offices	1,954	181.53
Warehouse	1,034	96.06
Total	5,005	464.96

Services

All main services are connected to the premises but neither the landlord nor the agent can provide any guarantees or warranties in relation to their condition. Gas fired central heating to radiators is via separate boilers for the ground and first floors respectively.

Planning

Planning consent was granted on 25th March 2014 for a change of use from offices and warehouse to offices and community training and meeting centre falling within a mixed Class B1a / D1 use. Conditions were attached to the consent which relate, we understand, to hours of use due to the potential for music to be played in the venue during certain hours. We expect these

conditions can either be widened or removed altogether if the building is to be occupied in alternative ways.

Tenure

A new full repairing and insuring lease will be granted for a term to be agreed with the letting being taken outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Rent

£35,000 per annum exclusive of business rates, building insurance, utilities and all other outgoings and payable quarterly in advance.

Rates

Rateable Value	£14,750
Rates Payable	£6,638.73 (2019/20)

EPC

Band C (71)

Legal Costs

Each party will be responsible for their own legal costs incurred this matter.

Viewing Arrangements

Strictly by prior appointment through the sole letting agents:

Jonathan Blood

Tel: 01926 430700

Email: jonathan.blood@wareingandcompany.co.uk

Location Map

