

TO LET

Ground Floor Office/A2 Premises

125 New Union Street, COVENTRY CV1 2NT



793 sq ft (73.67 sq m)

- Prime City Centre professional location
- Local car parking with good accessibility
- New lease

Location

New Union Street is widely regarded as being one of Coventry's most popular City Centre office and professional locations. The subject premises are adjacent to the main central retail area and only a short walk from the City's mainline railway station. There are also a number of main route bus stops on New Union Street.

Description

The well presented ground floor former estate agents forms part of a three storey property. The ground floor units are occupied by retail and professional services with office space on first and second floors.

The subject unit comprises a main open plan office area with separate rear office, staff room and kitchen area, as well as a filing room and WC facilities.

Accommodation

793 sq ft (73.67 sq m).

Services

All mains services are connected to are available to the property.

Tenure

The premises are available by way of a new lease for a term to be agreed.

Rent

£18,000 per annum exclusive. Rent payable quarterly in advance.

Service Charge

A Service Charge is levied in connection with the maintenance and upkeep of the premises and common parts. Further details are available upon request.

Building Insurance

The Landlord insures the premises and recovers the Premium from the tenant. Further details upon request.

VAT

All figures quoted are exclusive of VAT.

Rates

According to the Valuation Office Non Domestic Rating List, the property has a Rateable Value (2017) of £12,250.

Energy Rating

F129. EPC available upon request.

Legal Costs

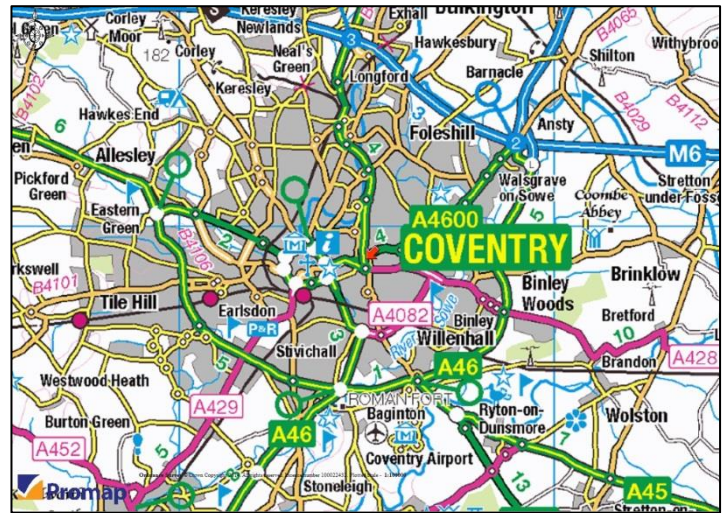
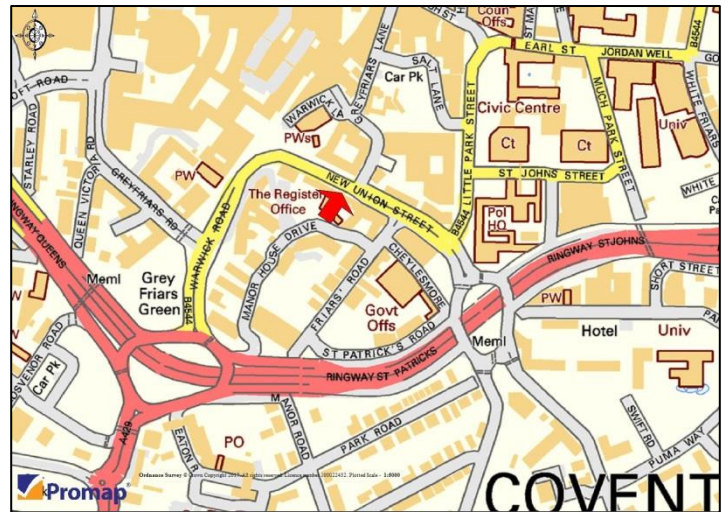
The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in this transaction.

Viewing

Strictly by appointment with the agents.

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