

**TO LET**

## **CITY CENTRE OFFICES**

8 Ironmonger Row, COVENTRY CV1 1FD



**2,287 – 9,006 sq ft (212.5 – 9,006 sq m)**

- Centrally located office premises
- May split
- Excellent public transport links

## Location

The property is located on Ironmonger Row in the heart of Coventry City Centre. The property itself is accessed directly from Ironmonger Row, which is predominantly a pedestrianised retail area. Being in the City Centre there are excellent transport links to the property and it is within walking distance of Pool Meadow bus station. Although there is no parking with the property, there are public car parks easily accessible within a couple of minutes' walk.

## Description

The property is accessed from Ironmonger Row into a small lobby area leading straight to the stairwell/lifts to the upper floors.

The property is laid out over three floors, with the first floor benefiting from disabled WC facilities and a couple of small meeting rooms and partitioned office areas. The second floor is generally open plan with a small number of partitioned offices/meeting rooms. The third floor is currently laid out into a number of small meeting/consultation rooms.

Generally, there are suspended ceilings throughout, Category 2 lighting and central heating.

Consideration would be given to leasing the property on a floor by floor basis or as a whole.

Accommodation	sq ft	sq m
First Floor	2,287	215.5
Second Floor	3,360	312.2
Third Floor	3,359	312.1
<b>Total NIA:</b>	<b>9,006</b>	<b>836.8</b>

## Services

We understand all mains services will be available to the property.

## Tenure

The property is available by way of a new Lease/Leases for a term to be agreed.

## Energy Rating

E114. EPC available upon request.

## Rent

On application.

## Service Charge

A service charge is levied by the Landlord. Further information available upon request.

## Rates

From information taken from the 2017 Non Domestic Rating List the property has a current Rateable Value of £49,750.

## Legal Costs

Each party to be responsible for payment of their own legal costs in this transaction.

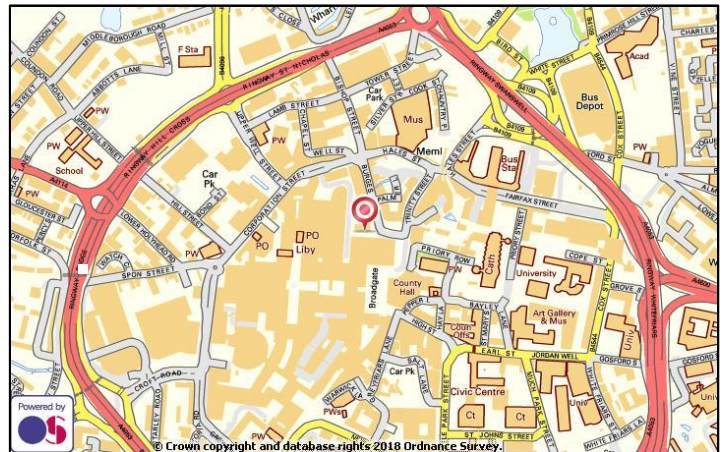
## Viewing

Strictly by appointment with the agents.

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
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