

TO LET

FLEXIBLE GROUND FLOOR OFFICE ACCOMMODATION WITH PARKING

2-8 Hollybush House, Bond Gate, Nuneaton CV11 4AR



1,109 SQ FT (103 SQ M) NIA

- Centrally located office suite close to Nuneaton Town centre and Train Station
- Inclusive of onsite parking
- A mix of open plan offices with meeting rooms and staff facilities
- Prominent pitch alongside other commercial occupiers

Location

The premises are situated in Nuneaton Town Centre close to the pedestrianised retail area immediately to the south west. The suite is located within the prominent Hollybush House on part of Nuneaton's one-way system at the corner of Bond Gate, Bond Street and Leicester Road and in close proximity to the inner ring road and the A444.

The property benefits from being opposite the bus station and a short walk from Nuneaton Railway Station. In addition to the inclusive parking there are a number of public car parks in the vicinity.

Description

The subject suite occupies part of the ground floor of Hollybush House and can be accessed via the entrance fronting Leicester Road.

The suite benefits from being self-contained and is made up of a number of office/meeting rooms alongside an open plan office to the front, complete with large bay window. There is a small kitchenette alongside WC facilities and entrance lobby, together with electric heating and uPVC double glazed windows.

Externally the suite benefits from the use of 3 parking spaces.

Accommodation

Ground Floor Total NIA: 1,109 sq ft 103 sq m

Rent

£13,175 per annum exclusive.

Tenure

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed. A service charge will be payable. Further details are available on request.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £9,000.

Energy Rating

EPC available upon request.

Service Charge

The quoting rent is exclusive of the service charge contribution which covers costs associated with the ongoing maintenance and upkeep of the external and communal elements of the building.

VAT

It is stipulated that the rent is stated exclusive of VAT which we understand will be payable

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

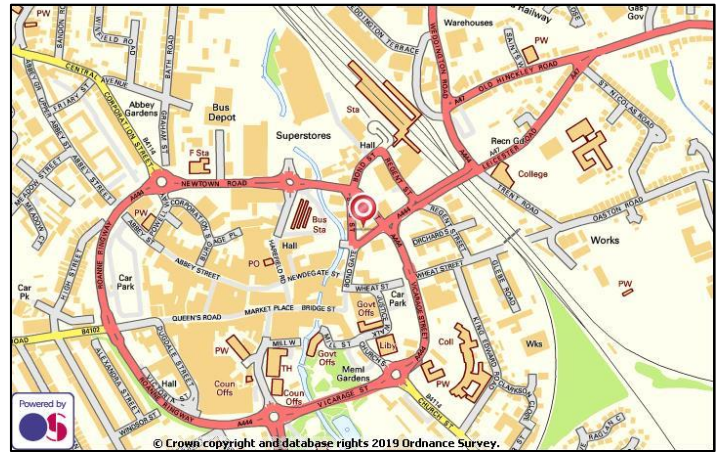
Viewing

Strictly by appointment with the joint agents:

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