



TO LET

**1ST FLOOR OFFICES AT
346-354 FOLESHILL ROAD
COVENTRY
CV6 5AJ**



874 sq. ft. (81.2 sq. m.)
(Approx. Net Internal Area)

*** Self-contained offices at first floor**

*** Price £7,500 per annum**





Location:

The property is located on the corner of Foleshill Road and Webster Street to the north of Coventry City Centre. Foleshill Road is a main arterial route into the city from the north and the property is approximately 2 miles north of the city centre.

Description:

The property consists of 1st Floor offices with independent access at ground floor. The offices are open plan with separate kitchen, male and female W.C's. The property has been refurbished within the last few years and benefits from heating, lighting, floor coverings and blinds.

Accommodation:

	sq. ft.	sq. m.
Office	771	71.6
Kitchen	102	9.5
Male and Female W.C.		

Tenure:

Property is available to let on a term of years to be agreed for a new lease.

Rental:

£7,500 per annum payable quarterly in advance.

Rates:

The property will need to be assessed for rates as it is currently part of a larger assessment.

Service Charge:

A service charge may be levied to cover to cover the communal costs and recharge of any services where sub-meters are employed

Planning:

It is assumed that the property has suitable planning for office purposes.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to pay their own legal costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Energy Performance Certificate:

EPC awaited.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

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Contact: David Walton

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Ref: RA109

Date: December 2018

Subject To Contract

