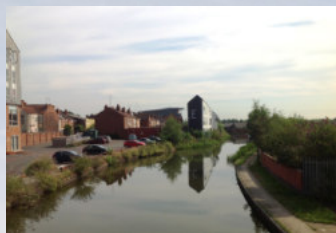




Electric Wharf, Coventry

FOR SALE / TO LET
£105,000 / £7,500 P.A.

**Self Contained Ground
Floor Office Unit**
530 sq. ft. (49.20 sq. m.)



**Unit 2, The Cable Yard
Electric Wharf
Sandy Lane
Coventry
CV1 4JA**

BROMWICH
ARDY
CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

- Modern self contained office unit
- Highly secure office development
- Fashionable space in multi award winning regeneration scheme achieving national acclaim

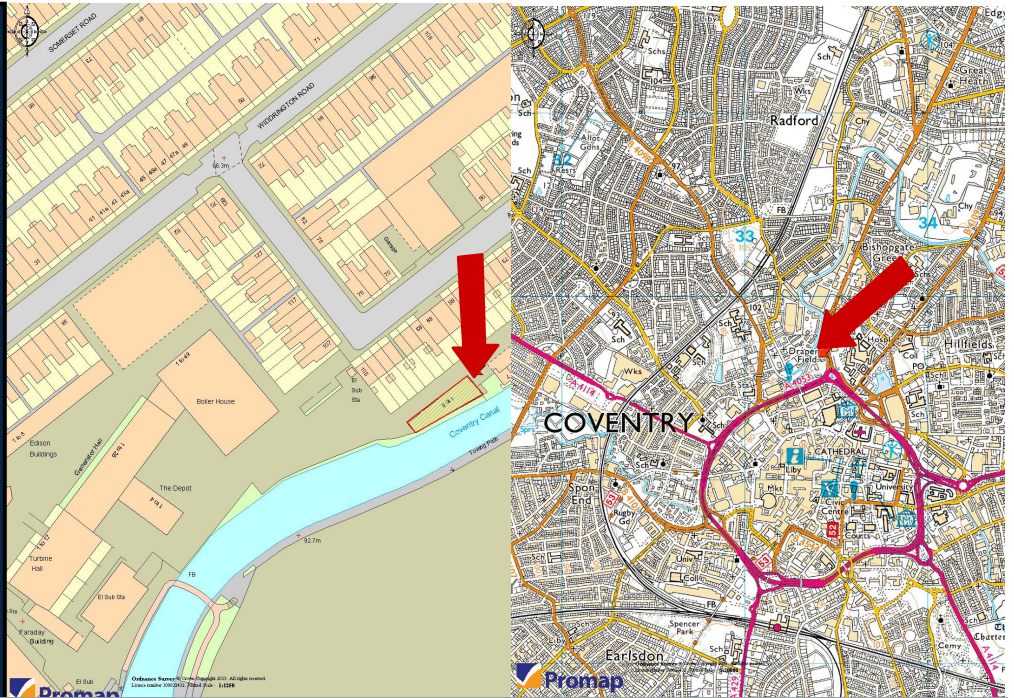
LOCATION

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Edison Buildings are located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this 'up and coming' area. From Junction 9 of Coventry city centre ring road, the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side before the turning into Widdington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.

SAT-NAV



CV1 4JA



DESCRIPTION

The unit occupies the ground floor office accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, which is controlled via a keypad entry system. The office itself is a three storey refurbished brick construction, with both fire and security alarms, accessed via a shared entrance with the other offices in the building. The unit is fully double glazed, with gas fired central heating, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher units and a shared WC. The unit also benefits from 2 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

ACCOMMODATION

	Sq.Ft.	Sq.M.
Office accommodation	530	49.20

TENURE

The property is available to let, or the sale of the long leasehold interest, with 141 years remaining on a peppercorn rent.

RENTAL

£7,500 per annum.

PRICE

£105,000.

SERVICE CHARGE

There is a service charge payable on site for the head landlord's reasonable costs incurred in the maintenance and upkeep of the office development, further details on request.

SERVICES

All mains services apart from gas are connected to the premises, but have not been tested.

RATING

Rateable value = £6,600

Uniform Business Rate (2013/2014) 46.2p in £

Rates payable per floor = £3,049.20

LEGAL COSTS

Each party are to bear their own legal costs in this matter.

V.A.T.

Bromwich Hardy stipulate that prices are quoted exclusive of V.A.T. whether or not payable.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

Viewing

Strictly by appointment through the sole agents:

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