

024 7655 5180



TO LET

FIRST & SECOND FLOOR OFFICES

101-103 New Union Street, COVENTRY CV1 2NT



1,756 sq ft (163.12 sq m)

- City Centre location
- Local public car park
- May split

Location

New Union Street is widely regarded as being one of Coventry's most popular City Centre office and professional locations. New Union Street has a number of estate agents at ground floor level with office space above and is a highly sought after business location being only a few minutes' walk from the main retail areas, amenities and Coventry Mainline Railway Station.

Description

The offices are accessed via a personnel door directly off New Union Street via a shared stairwell to both the first and second floor offices.

Internally the offices have been refurbished to a good standard with new carpets and painted walls. The office areas benefit from suspended ceilings with fluorescent lighting. The first floor provides a number of small cellular offices and benefits from kitchen and WC facilities. The second floor provides two or three cellular offices plus reasonable open plan area and kitchen and WC facilities.

There is a public car park adjacent to the property.

Accommodation

First Floor	867	(80.54)
Second Floor	889	(82.59)
Total Net Internal Area:	1,756	(163.13)

Services

All mains services are connected and available to the property.

Tenure

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

Rent

Upon application.

Service Charge

The incoming tenant will be liable to contribute towards the Service Charge in connection with the maintenance of the common parts. Details available upon request.

Rates

To be assessed.

VAT

VAT will be payable if applicable.

Legal Costs

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

Viewing

Strictly by prior appointment with the sole agents:

D&P HOLT LIMITED

HOLT COURT

16 WARWICK ROW

COVENTRY CV1 1EJ

TEL: 024 7655 5180 FAX: 024 7622 3434

CONTACT: NICK HOLT

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Energy Rating

G183. EPC available upon request.

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