

**TO LET**

**EDGE OF CITY CENTRE D1/B1 PREMISES**

**1 Mill Street, COVENTRY CV1 4DF**



**4,785 SQ FT (444.57 SQ M) NIA**

- Excellent access on to Coventry Ring Road
- Hybrid unit with warehouse and open plan office accommodation
- Ready for immediate occupation
- Inclusive off street parking for approximately 9 cars
- Refurbished to a good standard with DDA access



## Location

The property is situated just outside the north western edge of the inner city ring road. It can be accessed from Holyhead Road via Abbotts Lane and sits to the bottom of the hill before the junction with Middlesborough Road. Access to the City Centre by foot is easy via Upper Hill Street where the City's main bus and rail stations can be reached.

The predominant use in the immediate vicinity is residential but commercial occupiers close by include Coventry Fire Station, Britannia Tyres and a number of D1 premises. The Alvis Retail Park is just over half a mile away

## Description

The property comprises a detached two storey building of brick construction primarily under a flat roof along with a single storey entrance lobby to the buildings front. Internally it provides refurbished largely open plan office accommodation which includes suspended ceilings, fluorescent strip lighting, double glazed windows, and central heating together with toilets on both floors. There is also kitchen and shower facilities along with fire and security alarms.

Additionally, the property benefits from a warehouse section to its rear providing extensive storage or event space depending on an occupiers needs. Access to this section is by way of a concertina roller door and the accommodation benefits from an eaves height of c.4.18m.

Externally the property benefits from parking for approximately 9 cars within its private secure yard/car park and additional on street parking in the vicinity.

## Accommodation

We understand the property has the following approximate Net Internal Area (NIA):

	sq m	sq ft
Ground Floor Office	175.44	1,888
Ground Floor Warehouse	96.04	1,034
First Floor Office	173.09	1,863
<b>Total:</b>	<b>444.57</b>	<b>4,785</b>

## Tenure/Lease Terms

The premises are available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

## Planning

Holt Commercial understands that the property benefits from existing D1 (Non – Residential Institutions) use together with B1a (Office).

Interest is sought from all potential uses and consideration will be given to offers requiring alternative permissions.

## Rent

**Quoting: £40,000 per annum.**

## Rateable Value:

Warehouse and premises - £14,750

### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Energy Rating

The property has an EPC rating of C71. A copy is available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease.

## VAT

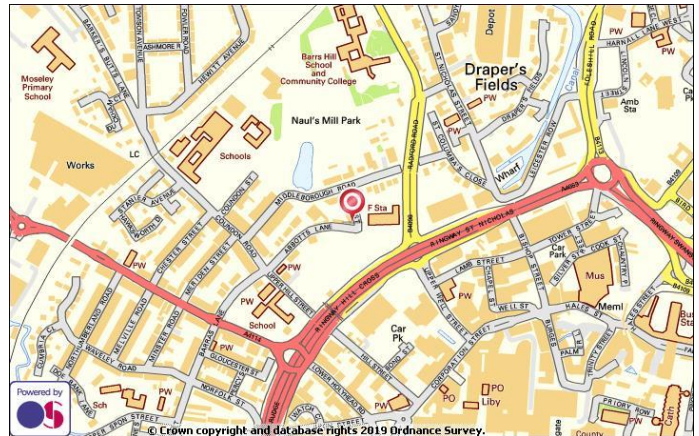
Holt Commercial understands that VAT will not be payable on the rent.

## Viewing

Strictly by appointment with Holt Commercial or the joint agent:

**CHRIS HOBDDAY**  
**024 7655 5180**  
[chris@holtcommercial.co.uk](mailto:chris@holtcommercial.co.uk)

**JONATHAN BLOOD**  
**01926 430 700**  
**Wareing & Company**



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD