

**TO LET**

## **SELF CONTAINED CITY CENTRE OFFICES**

2<sup>nd</sup> Floor, 25 High Street, Coventry CV1 5QX



**4,838 SQ FT (449.45 SQ M) NIA**

- Self-contained office in the heart of Coventry City Centre
- A range of bars, restaurants and other business occupiers nearby
- External seating area
- Within walking distance of the Coventry Railway Station and Pool Meadow Bus Station

## Location

The property is located in Coventry City Centre close to two of the city's main retail areas of Broadgate and the Upper/Lower Precincts. Access to the centre is made easy by way of the Inner Ring Road, local Pool Meadow bus station and Coventry train station all within walking distance.

Specifically, the property is located on the south of the High Street between its junctions with Hay Lane to the east and Greyfriars Lane to the west. Local occupiers include a number of high-street banks alongside a range of retail and leisure operators such as Cosy Club, Las Iguanas and The Botanist.

## Description

The suite occupies the majority of the second floor within the three storey building which is currently occupied by Barclays PLC. The offices benefit from a ground floor entrance to the front and DDA access.

Internally the property comprises a mixture of open plan offices, ancillary stores and a staff kitchen along with WC's. The suite comes complete with suspended ceilings, air conditioning and perimeter trunking.

Externally, the property benefits from a gravelled balcony area to the rear, and a light well in the centre. Allowances may be made to rates to incoming tenants fit out.

## Accommodation

Area	sq m	sq ft
Front Office	179.22	1929
Rear Office	93.57	1007
Ancillary Stores	176.66	1902
<b>Total:</b>	<b>449.45</b>	<b>4838</b>

## Tenure/ Lease Terms

The premises are available to let on an effective full repairing and insuring sub-lease from the existing tenant for a term of years to be agreed.

## Rent

On application.

## Service Charge

The annual service charge will be payable. Amount TBC.

## Rateable Value

Based on the VOA listing we understand the business rates for the suite are:

Office and premises £16,250

## Energy Rating

C77. EPC available upon request.

## Legal Fees

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

## VAT

It is stipulated that the rent is exclusive of Vat which we understand will not be payable.

## Viewing

Strictly by appointment with the sole agent: Please note ID will be required prior to viewing.

## HOLT COMMERCIAL

### HOLT COURT

16 WARWICK ROW

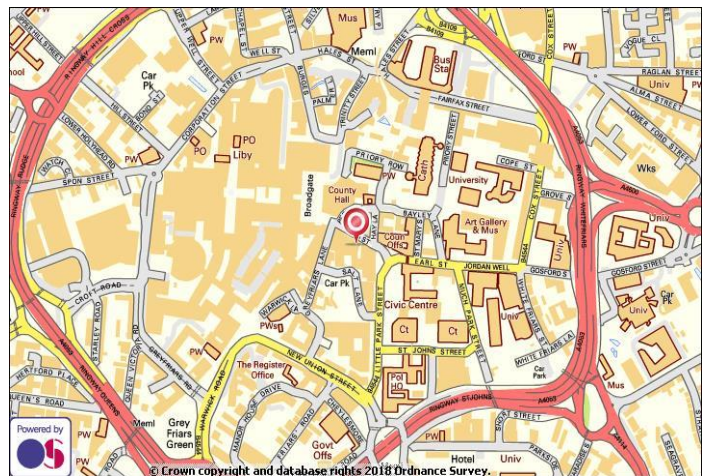
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