

**For Sale/ To Let**

Price On Application/ £87,000 Per Annum

# Recently Constructed Coventry City Central Offices, High Eco Values

4,463 Sq Ft (414.61 Sq M)



8-14 Harnall Row, Coventry, West Midlands CV1 5DR

## Property Highlights

- High specification newly built offices
- Close to Coventry City Centre and Coventry University
- Secure parking provision
- Eco friendly build with high efficiency levels
- Situated within Coventry's Creative Quarter
- Attractive internal fit out



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## Location

The newly built offices are located on Harnall Row fronting Sky Blue Way and backing on to Far Gosford Street, close to the new Sainsbury convenience store and numerous student developments, with the offices being accessed via an electronic gated access on opposite Sainsbury. Far Gosford Street area is known as the principal focus of Coventry's Creative Quarter, sitting next to Coventry University and a short walk from the city centre. The offices are also within 500 yards from the City Central ring road, giving access to the rest of Coventry City and the national road network thereafter. The Offices are also within walking distance of the City Central train station providing direct access to London and Birmingham both in under 1 hour.

## Description

The newly constructed accommodation had been built to a high eco standard, and is a three storey office of red brick construction, with fibre cement cladding and a dark tiled pitched roof. The available space is spread across four floors, which have both disabled lift and stairway access and male, female and disabled WCs. The offices have been designed to high specification low energy internally, including movement controlled LED lighting, air source heat pumps to provide heating and comfort cooling, intercom facilities, fully carpeted, shower facilities, BT Fibre Broadband, with both fire and security alarms. There is also the potential for extra space on the ground floor as a meetings or conference area. The building benefits from under croft parking with 10 spaces appropriated, this is accessed via key fob electronic security gates. The front entrance leads on to Sky Blue Way following the updated road layout to accommodate the offices and newly built student accommodation opposite.

## Accommodation

Description	Sq Ft	Sq M
Ground Floor Office	284	26.38
First Floor Offices	1,407	130.71
Second Floor Offices	1,407	130.71
Third Floor Offices	1,365	126.81
<b>Total</b>	<b>4,463</b>	<b>414.61</b>

Business Rates	
Rateable Value (2017)	£40,000
Uniform Business Rates (2016/17) (exclusive of water & sewerage)	0.491 pence

## Tenure

For sale is a 999 year virtual freehold

## Services

All mains services are connected.

## EPC

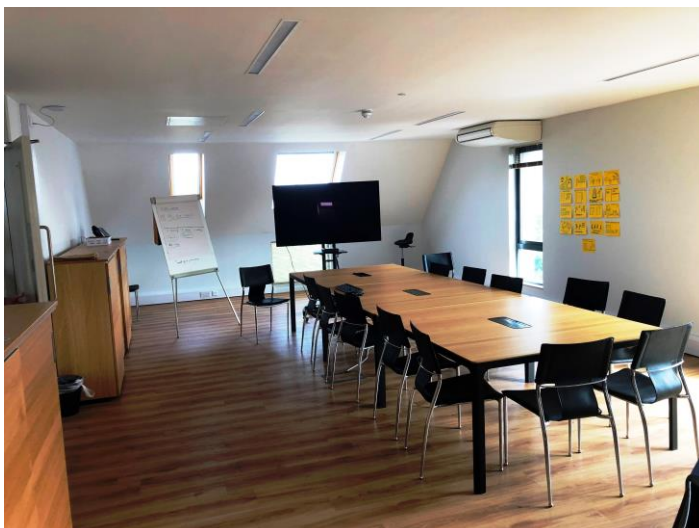
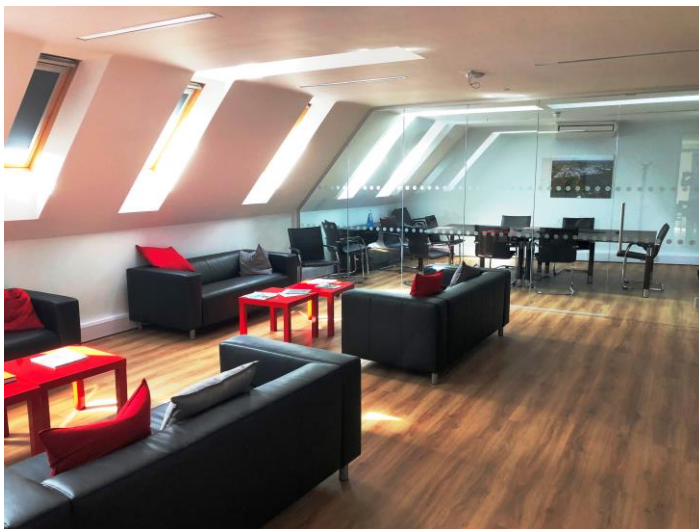
Building has a Rating of B 27

## Viewing

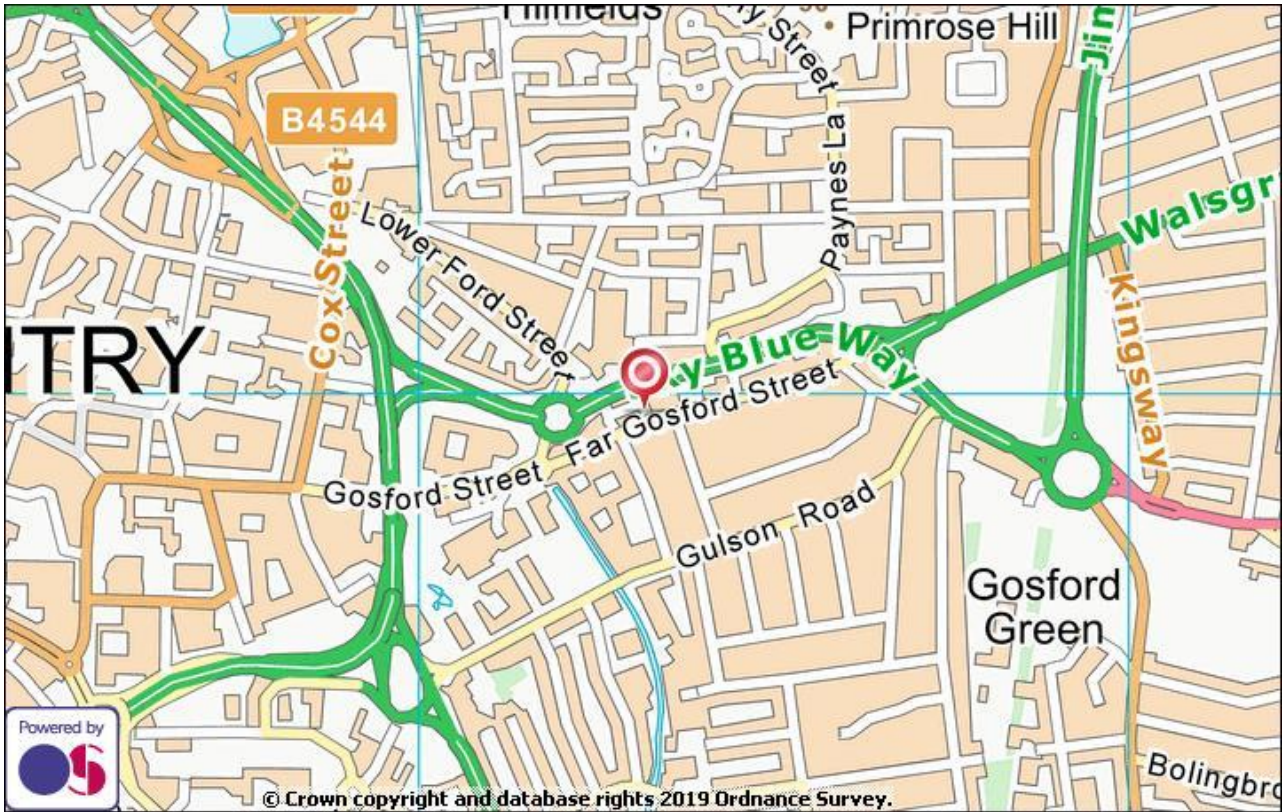
Viewings through Sole agent Bromwich Hardy

## Legal Costs

Each party will be responsible for their own costs in this matter

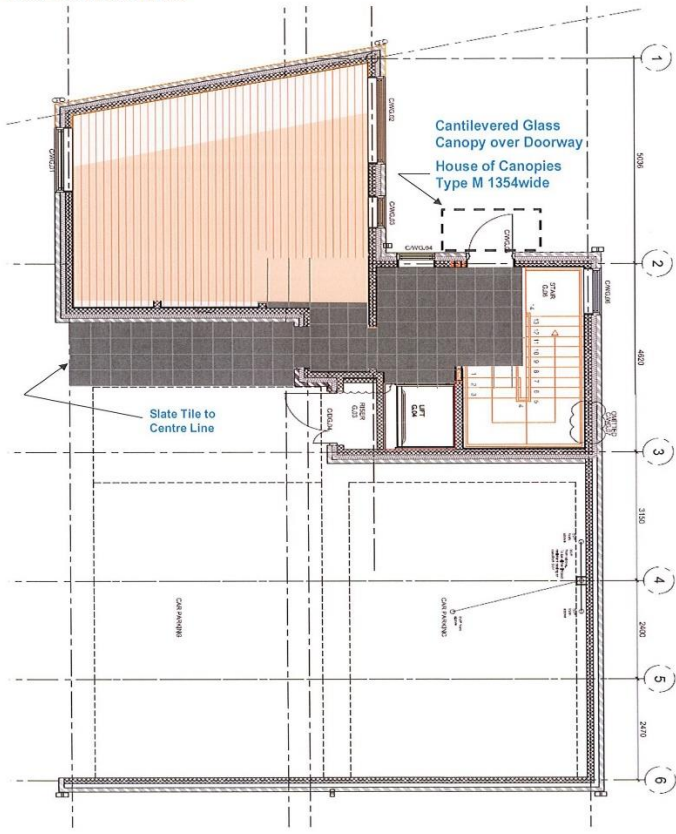






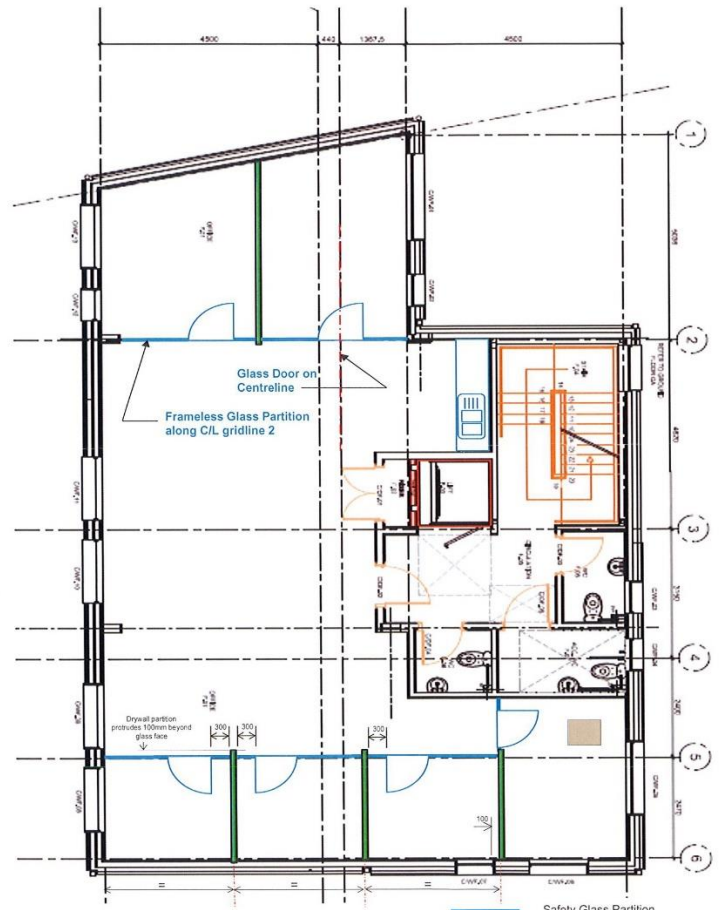
Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. June 2019.





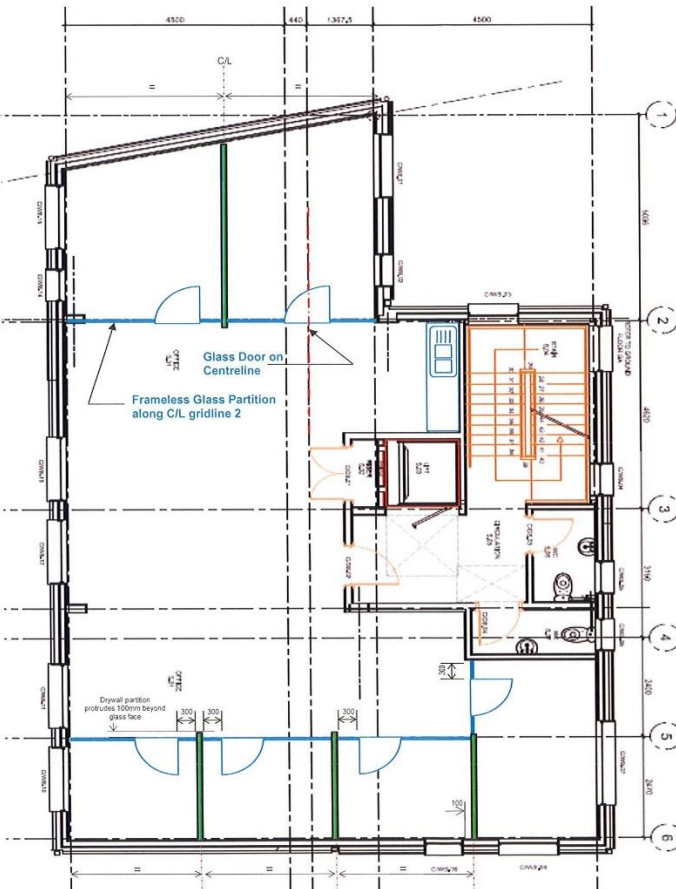
**GROUND FLOOR**

- Safety Glass Partition
- Sound Insulated Drywall Partition



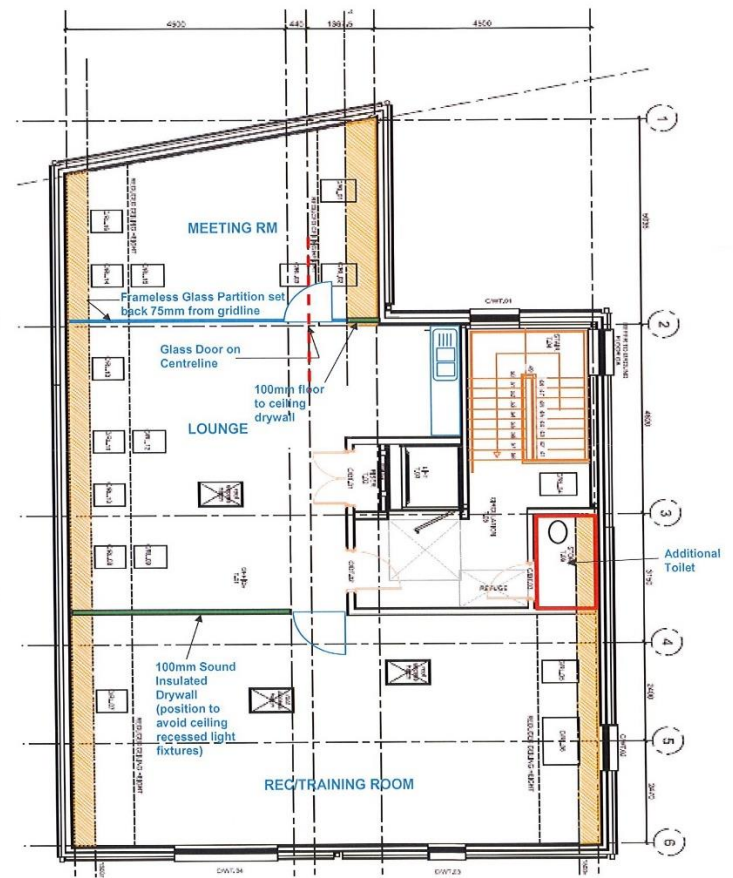
**FIRST FLOOR**

- Safety Glass Partition
- Sound-Insulated Drywall Partition



**SECOND FLOOR**

- Safety Glass Partition
- Sound Insulated Drywall Partition



**THIRD FLOOR**