

## TO LET

Modern Premises Suitable for Education/Training and/or Office Uses

**East Street/Vauxhall Street, Hillfields, COVENTRY CV1 5LS**



**1,260 sq ft (117.02 sq m) NIA**

- Flexible lease terms
- All-inclusive rent arrangements if required
- Suitable for B1a Offices or D2 Leisure/Training uses
- On site parking

### Location

The property is situated on the corner of East Street and Vauxhall Street, which is approximately ½ mile north east of Coventry City Centre and 3 miles from J2 and J3 of the M6 motorway, providing excellent access to the motorway network.

### Description

The modern facilities provided at the Gosford Community Centre are presented in good order throughout and comprise the entirety of the first floor accommodation. The premises are available for use at all times.

The accommodation is generally carpeted but some are laid with wood effect flooring. They generally have Cat II lighting and benefit from gas fired central heating.

The floor comprises a large open plan area together with kitchen, WC and staff area.

Externally the site benefits from use of the communal on site parking.

### Accommodation

**First floor** 1,260 sq ft (117.02 sq m)



### Rent

Rent on application.

### Services

All mains services are connected to the property.

### Tenure

The premises are available on flexible lease terms.

### Rates

The premises are not separately assessed.

### VAT

The rent will be exclusive of VAT. We understand VAT will not be charged.

### Energy Rating

C66. EPC available upon request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing

**HOLT COMMERCIAL**

**HOLT COURT**

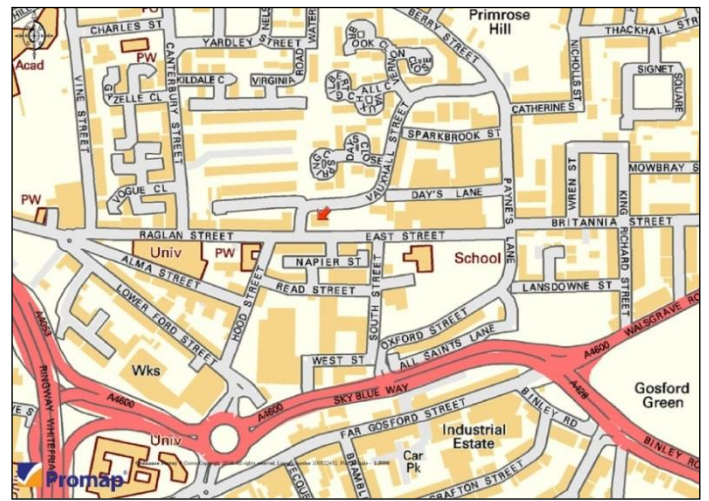
**16 WARWICK ROW**

**COVENTRY CV1 1EJ**

**TEL: 024 7655 5180**

**CHRIS HOBDDAY**

[chris@holtcommercial.co.uk](mailto:chris@holtcommercial.co.uk)



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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