

OPENING DOORS SINCE 1843

est. 1843
Loveitts
COMMERCIAL



- Area
804.00 sqft (74.69 sqm)
- Price
£12,100 PA
- Office
Fourth Floor Rear
- Lift
Passenger Lift
- Availability
Available Immediately

TO LET

Sun Alliance House, Little Park Street, Coventry CV1 2JZ

Location:

Sun Alliance House occupies a prominent City Centre location fronting Little Park Street (an attractive part tree lined one-way street) and being amongst a number of period and Listed buildings situated within High Street Conservation Area. The building is conveniently situated for the Combined Courts Centre, the University Campus, Cathedral Quarter and Council offices, together with the City Centre's other amenities (including bus and railway stations) and public car parking facilities. There is on-street pay and display parking and bus stop immediately to hand, with possible private on-site parking available by separate negotiation. The property can be readily accessed from the City's Inner Ring Road (A4053) with the A45 and A46 trunk roads within easy reach providing access to the wider Midlands Motorway Network.

Description:

Sun Alliance House is a modern office building with accommodation arranged over five floors with on-site parking. There is a communal ground floor reception with stairs and passenger lift to the upper floors. The suite is 804 ft² with communal toilet facilities throughout the building. The accommodation is currently configured as three separate office rooms, a Board Room and an open plan area.

Floor Area:

	AREA SQFT	AREA SQM
Floor Area	804.00	74.69
TOTAL	804.00	74.69

Services:

All mains services are understood to be installed to the building, subject to connection charges by the utility companies. A communal gas-fired central heating system is installed to the building. No tests have been applied.

Rateable Value:

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the rates payable.

Terms:

The premises are available to let on a new tenant's effective full repairing and insuring lease (recoverable by way of a service charge) for a term by agreement, subject to the satisfactory termination of any existing lease.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. Please note that VAT is payable on the rent etc.

Legal Costs:

The ingoing tenant to pay all reasonable legal costs in respect of the transaction including VAT and Stamp Duty if applicable.

Property Documents:

Property Plan:

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

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