

TO LET

Well Presented and Functional Office In Well Known Office Development

Unit 3 The Cable Yard, Electric Wharf, Sandy Lane, Coventry, West Midlands CV1 4HA



577 Sq Ft (53.60 Sq M)

£8,078 Per Annum

Property Highlights

- Recent new build office accommodation of high eco value building, in award winning regeneration project.
- Office furniture included.
- Highly secure office development with generous parking and interesting features.
- Within walking distance of Coventry City Centre.
- Potential for nil business rates.

For more information, please contact:

James Brookes

024 7630 8900

james.brookes@bromwichhardy.com

1 The Cobalt Centre
 Siskin Parkway East
 Middlemarch Business Park
 Coventry
 CV3 4PE

Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Cable Yard is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this 'up and coming' area. From junction 9 of Coventry city centre ring road the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side before the turning into Widdrington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.

Description

The units occupy three floors of office accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, controlled via a keypad entry system. The building was newly constructed in 2006 as a high eco value building, with both fire and security alarms, along with a shared entrance at ground floor. The units are fully double glazed, with electric fired central heating, air conditioning, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher in each unit and a shared WC per floor. Each unit also benefits from 2 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

Accommodation

Description	Sq Ft	Sq M
Office Space	577	53.6
Total	577	53.6

Business Rates

Rateable Value (2017)	£7,100
Uniform Business Rates (2016/17) (exclusive of water & sewerage)	0.466 pence
Rates Payable	£0

Tenure

£8,078 Per Annum, new lease minimum term 3 years.

Service Charge

£739.28 per quarter, includes electricity.

EPC

The building has a rating of C - 62

Viewing

Viewing through sole agent Bromwich Hardy.

Legal Costs

Each party to pay for their costs in this matter.



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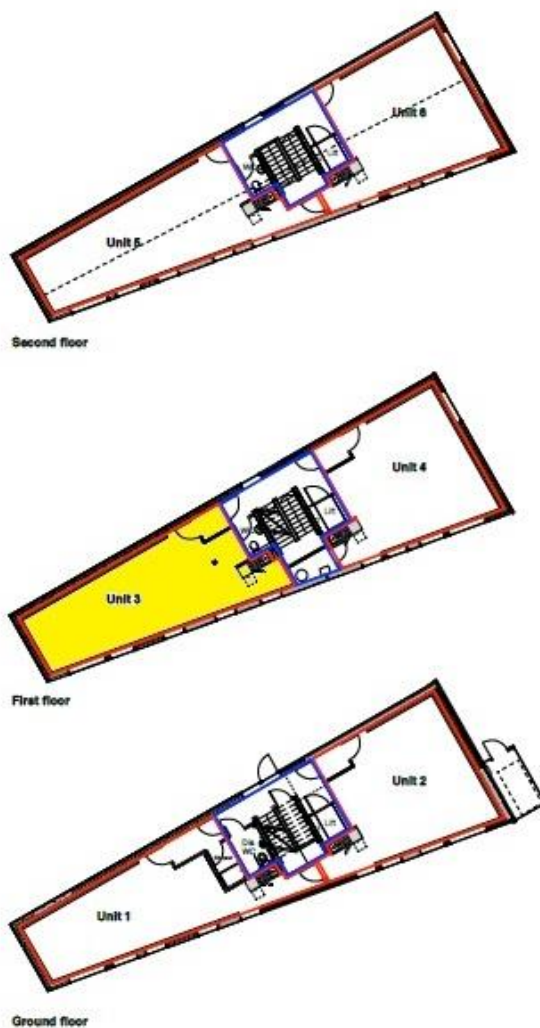
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CABLE YARD
 B1 Office Building
 Units 1-8
 ELECTRIC WHARF Sandy Lane, COVENTRY
 CV1 4HA



Misrepresentation Act 1967. Unfair Contract Terms 1977.

The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

September 2016