

OFFICE SUITE AVAILABLE TO LET

City Centre Offices

153-161 New Union Street, Coventry, CV1 2NT



1,252 sq ft (116.36 sq m) NIA

- + Popular City Centre professional location
- + Flexible terms available
- + Close to central retail precincts and railway station

Regulated by RICS

153-161 New Union Street
Coventry
CV1 2NT

Location

The offices are perfectly positioned in Coventry City Centre, placing you in the business district and on the edge of the main central pedestrian retail area. The subject premises are only a short walk from the City's main railway station. There are also main route bus stops immediately to the front of the premises.

Description

The premises provide an office suite on the first floor of this purpose built office property which is accessed via a central staircase off a main door fronting onto New Union Street itself. Each floor has male and female WCs and kitchenette units, and the premises have full central heating throughout.

Accommodation	Sq m	Sq ft
Total net internal area	116.36	1,252

Services

Each floor is separately metered for heating and electricity and an apportionment will need to be made in respect of the costs for the first floor. The property has a single central heating system and costs will need to be apportioned on a floor area basis.

Tenure

The premises are available on the basis of a new effectively full repairing and insuring lease subject to service charge.

Rent

Based upon £7.50 per sq ft per annum.

SHORTLAND PENN+ MOORE

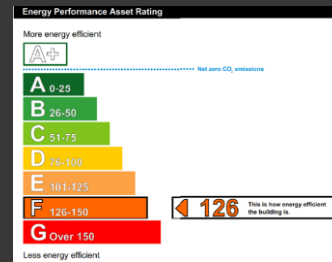
Rates

Rateable Value	£9,900.00
Uniform Business Rate (2017/18) at 46.6p in £	
Rates Payable	£4,613.40

Service Charge

A service charge will be payable in respect of maintenance and up keep of the exterior and structure of the property and common parts.

EPC



Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and granting of a new lease.

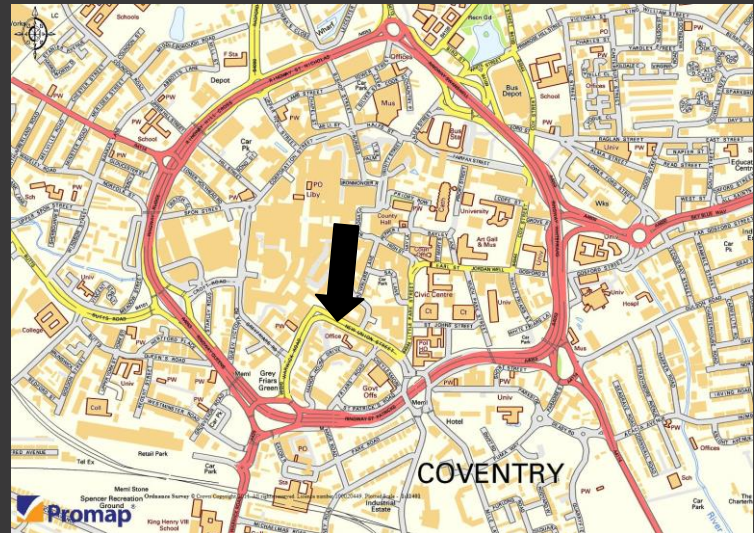
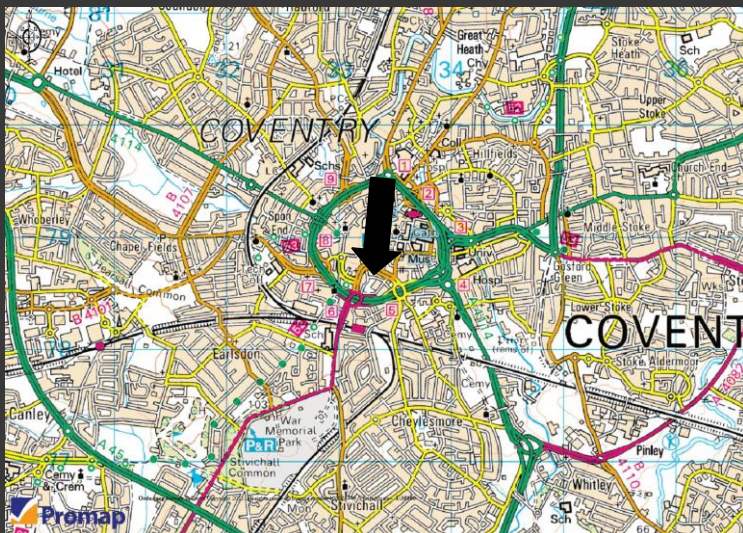
VAT

Shortland Penn + Moore stipulate that the above rent is stated exclusive of VAT which will be payable.

Further Information & Viewing

James Compton (jamescompton@spmcommercial.com)
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at Sole Letting Agents Shortland Penn + Moore
024 7623 2970

Subject To Contract



SP+M Ltd Important Notice:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of the contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees of Third Parties should not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person employed by SP+M Ltd has any authority to make any representations or warranty whatsoever in relation to this property
4. Unless otherwise stated all prices and rents re quoted exclusive of VAT. Subject to contract, May 2017.

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