

**TO LET / FOR SALE – Long Leasehold
Modern Self-Contained Offices**

3 Edison Buildings, Electric Wharf, Coventry, CV1 4JA



666 sq ft (61.87 sq m) NIA

- + Modern self-contained offices
- + Popular office complex close to the city centre
- + 2 allocated car parking spaces

3 Edison Buildings
Electric Wharf
Coventry
CV1 4JA

**SHORTLAND
PENN+
MOORE**

Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Edison Buildings are 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 first floor offices are located at the front of the development accessed via the one-way entry and exit system. The office is fully double glazed, with electric wall mounted heaters and is mainly open plan throughout with one separate office and store room and kitchenette. The office is a regular shape benefiting most occupiers, and can easily be split into smaller offices.

The property has two car parking spaces, allocated in the multi-storey car park only a short walk with plenty of excess visitor parking spaces available around the scheme.

| Accommodation | Sq m | Sq ft |
|-------------------------|-------|-------|
| Total net internal area | 61.87 | 666 |

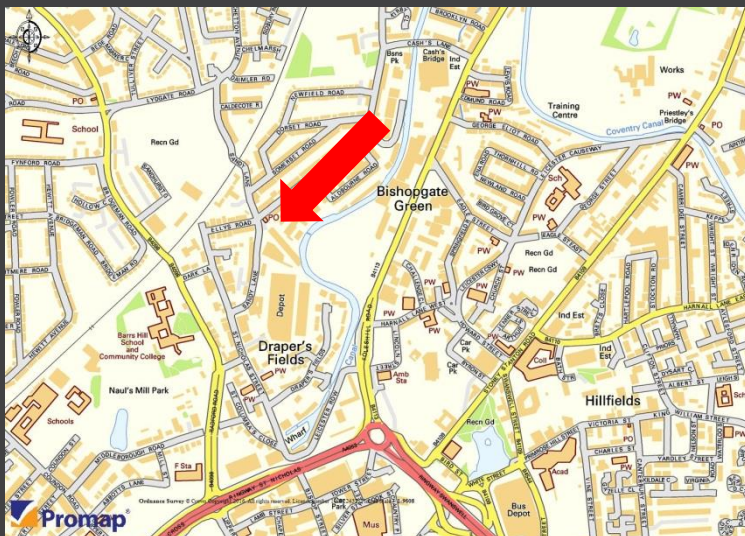
Tenure

The property is available to let.

Alternatively the long leasehold interest is available for sale.

Lease Terms

The property is available on an Internal Repairing and Insuring Lease, for a minimum term of 3 years outside the 1954 act.



Rent

£8,000 per annum.

Price

£95,000 exclusive of VAT.

Service Charge

There is a service charge payable for the head landlord's reasonable costs incurred in the maintenance and upkeep of the development. Further details are available on request.

Building Insurance (Leasehold only)

The landlord will insure the building and will recover this cost from the tenant.

Rates

| | |
|---|-----------|
| Rateable Value | £7,300.00 |
| Uniform Business Rate (2017/18) at 46.6p in £ | |
| Rates Payable | £3,401.80 |

Energy Performance Certificate

Band G - 176

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The property is elected for VAT which will therefore be payable on the rent and service charge/price.

Further Information & Viewing

James Compton (jamescompton@spmcommercial.com)

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at Sole Letting/Selling 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.
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