

TO LET

Prime City Centre Offices

21-22 Warwick Row, Second Floor, Warwick Gate, Coventry, CV1 1ET



1,465 sq ft (136.10 sq m) NIA

- + Modern offices with raised flooring, suspended ceiling, air conditioning and 2 car parking spaces
- + Popular location for financial or professional services in the heart of Coventry's business quarter
- + Located close to the Friargate and City South regeneration schemes
- + Fully DDA compliant

21-22 Warwick Row
Second Floor
Warwick Gate
Coventry
CV1 1ET

**SHORTLAND
PENN+
MOORE**

Location

The premises are situated on the southern side of Coventry City Centre on Warwick Row, close to its junction with Greyfriars Road. Located close to Junction 6 of the City Centre Ring Road, there is easy access throughout the City and wider region. The property is also within a short walk of Coventry's main railway station, the Friargate development, and City Centre South retail development.

This is a prime location at the heart of Coventry's business quarter amongst a host of other professional and office occupiers, as well as bars, restaurants and just a short walk from the IKEA superstore and the Skydome.

Description

Warwick Gate is a modern, high profile, purpose built office building on the corner of Warwick Row and Greyfriars Road.

Highly prominent within Warwick Row, the property is of modern specification, including double glazed frontage, raised floor access, suspended ceiling with inset Category 2 lighting, WC, air conditioning, lifts and a separate entrance.

Accommodation	Sq m	Sq ft
Second Floor	136.10	1,465
Total Net Internal Area	136.10	1,465

Tenure

The property is available to let.

Lease Terms

The property is available on an Internal Repairing and Insuring Lease, for a minimum term of 5 years inside the 1954 act.

Coventry City Centre Developments

The offices are located in between the Friargate development and City Centre South regeneration.

Friargate is a mixture of offices, restaurant and bars, hotels and other leisure uses. More details can be found at the following address; <http://friargatecoventry.co.uk/>.

City Centre South development is focusing on the retail offering in Coventry, with up to 50 new retail units, restaurants, car parking, cinema and other leisure uses. More details can be found at the following address; http://www.coventry.gov.uk/news/article/1972/city_centre_south_developer_appointed.

Rent

£28,500 per annum.

Service Charge

A service charge is payable.

Building Insurance

The landlord will insure the property and recover an apportionment from the tenant.

Rates (estimated – awaiting for new assessment)

Rateable Value	£14,000.00
Uniform Business Rate (2017/18) at 46.6p in £	
Rates Payable	£11,496.00

Energy Performance Certificate

Band C - 55

Legal Costs

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

VAT

The property is not VAT elected and will therefore not be payable.

Further Information & Viewing

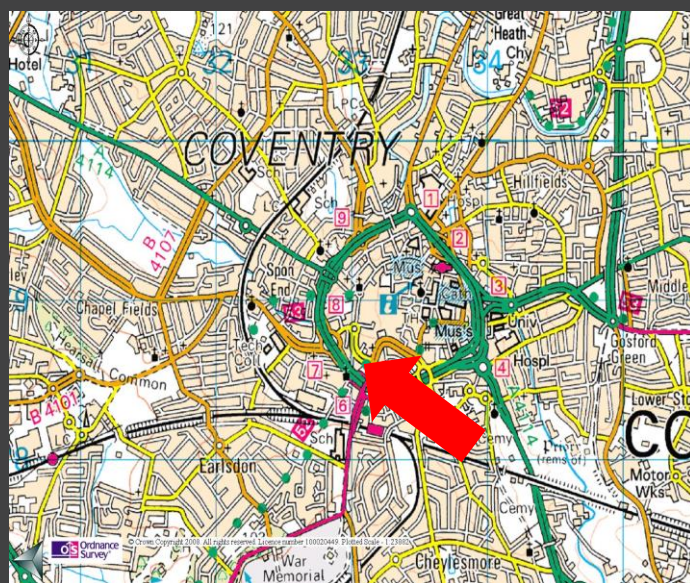
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Subject To Contract



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, November 2017.
5. A Director of Shortland Penn + Moore has an interest.

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