

For Sale / For Lease

Office



Edison Buildings

Unit 3, Electric Wharf, Coventry CV1 4JA

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

672 Sq Ft
£135,000 For the leasehold/£11,500
Per Annum

Key Features

- Modern self-contained office unit in beautiful setting
- Highly secure mixed use office and residential development
- Close proximity to Coventry City Centre
- Fashionable space in award winning regeneration project
- Good parking facilities
- Presented in superb decorative order
- Virtual Tour - <https://my.matterport.com/show/?m=ZRRNcARHXkb>
- Potential business rates relief



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Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry City Centre. The Boiler House is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this established commercial hub. From junction 9 of the 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

Office 3 Edison Court is accessed via a ground floor entrance shared with Unit 2, in the row of buildings directly to the left on entering Electric Wharf, known as the Edison Buildings. Electric Wharf is vehicular accessed via the one-way entry and exit system controlled via a keypad entry system. The building is a two storey refurbished premises of brick construction, under a pitched roof. The ground floor access is controlled by key pad and also houses male, female and disabled toilets that are available for use for all the offices in the Edison Buildings. The office area is at first floor level and consists of a large open plan rectangular suite measuring approximately 11.29m by 5.53m with a high gloss kitchen with built in appliances, a storage cupboard and stairwell leading to a small mezzanine. The office is fully double glazed, benefits from great levels of natural light, has a wall mounted heating/ cooling system, Category 5 cabling and LED lighting. The office also benefits from 2 allocated car parking spaces in the on site multi-storey car park which is accessible only to Electric Wharf residents.

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Accommodation

Area	Sq Ft	Sq M
Office	672	62.43
Total	672	62.43

Tenure

The property is available to let at a rent of £11,500 per annum, for a term of years to be agreed. Alternatively, the long leasehold interest may be available for sale at a price of £135,000. Please note that the property is held for a term with 129 years remaining at a peppercorn ground rent.

EPC

The property has an EPC Rating of D-77.

VAT

This property is registered for VAT (Value Added Tax).

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



David Penn

Contact us with any queries about the property or to book a viewing

02476 308 900
07771 774 640
david.penn@bromwichhardy.com



Charlie Glover

Contact us with any queries about the property or to book a viewing

024 7630 8900
charlie.glover@bromwichhardy.com



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