

**OFFICE / WORKSHOP / STUDIO**



**UNIT 2 ARGYLE HOUSE, COLLINGWOOD ROAD, EARLSDON, COVENTRY, CV5 6HW**

To Rent: £14,950 per annum      1,573 sq ft (146.14 sq m)

## Description

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The available space comprises ground and first floor accommodation suitable for office, workshop and studio uses. The property benefits from new LED lighting, access to shared WCs & kitchen facilities, and one designated parking space.

## Summary

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- One designated parking space
- Walking distance to Earlsdon high street, Central Six and Coventry station
- Suitable for a variety of uses
- Access to shared WC and kitchen facilities
- LED lighting



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## Location

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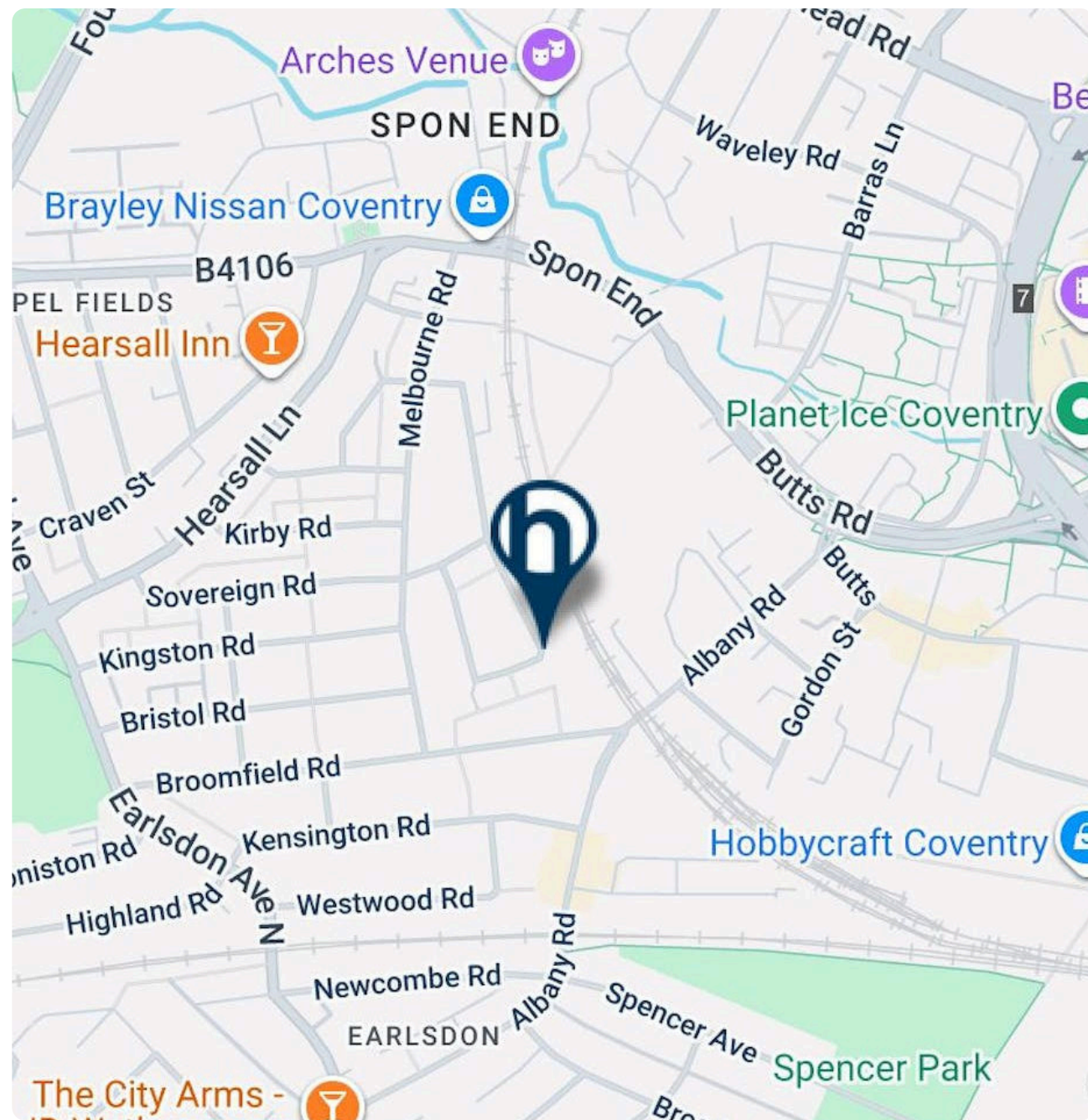
The property is located in Earlsdon, a neighbourhood to the southwest of Coventry City Centre. The building is approximately half a mile's walk from the centre of Earlsdon and just 0.7 miles from Central Six Retail Park and Coventry Train Station.

Coventry itself is well connected via road and rail, providing good access to Birmingham, Leamington Spa, Leicestershire and beyond.

## Connectivity

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 A45 (1.5 miles)



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## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

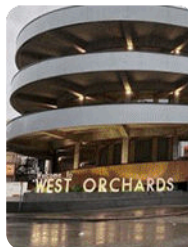
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km<sup>2</sup>

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



**GALLERY**



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## ACCOMMODATION

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NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Office / studio	396	36.79	-	Available
1st - Office / studio / workshop	1,176	109.25	-	Available
<b>Total</b>	<b>1,572</b>	<b>146.04</b>		

## TERMS

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Available by way of a new lease with a 6 month rolling break after the first year. Rent is inclusive of water but exclusive of all other outgoings.

## RENT

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£14,950 per annum

## EPC

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D (94)

## BUSINESS RATES

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Rateable Value: £8,700

Rates Payable:

Small business rates relief applicable.

## SERVICE CHARGE

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n/a

## LEGAL FEES

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Each party to bear their own costs

## POSSESSION

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Available Immediately

## ANTI MONEY LAUNDERING

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To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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