

OFFICE TO LET



UNIT 2, EDISON BUILDINGS, COVENTRY, CV1 4JA

To Rent: £23,200 per annum

1,450 sq ft (134.71 sq m)

Description

Unit 2 is a striking open plan office on a prime location within the award-winning Electric Wharf and features a glass meeting room, a well-equipped kitchen with bar seating and a reception area.

The office space is accessed via a shared ground floor entrance with Unit 3 and forms part of the Edison Buildings, located in the row of properties immediately to the left upon entering Electric Wharf. The scheme benefits from a secure, one-way vehicular access and exit system, via fob control.

The building is a refurbished, two-storey property of traditional brick construction beneath a pitched roof. Secure ground floor access that leads to male, female and disabled WC facilities.

The office accommodation is situated at first floor level and comprises a spacious, open-plan rectangular suite. The office is fully double glazed and enjoys excellent levels of natural light throughout. Additional features include a wall-mounted heating and cooling system, modern LED lighting and a contemporary working environment suitable for a variety of occupiers.

The property further benefits from five allocated car parking spaces, including one space directly outside the building and four spaces within the on-site multi-storey car park, which is exclusively accessible to Electric Wharf occupiers.

Summary

- Attractive setting within an award-winning regeneration scheme
- Modern, self-contained office accommodation

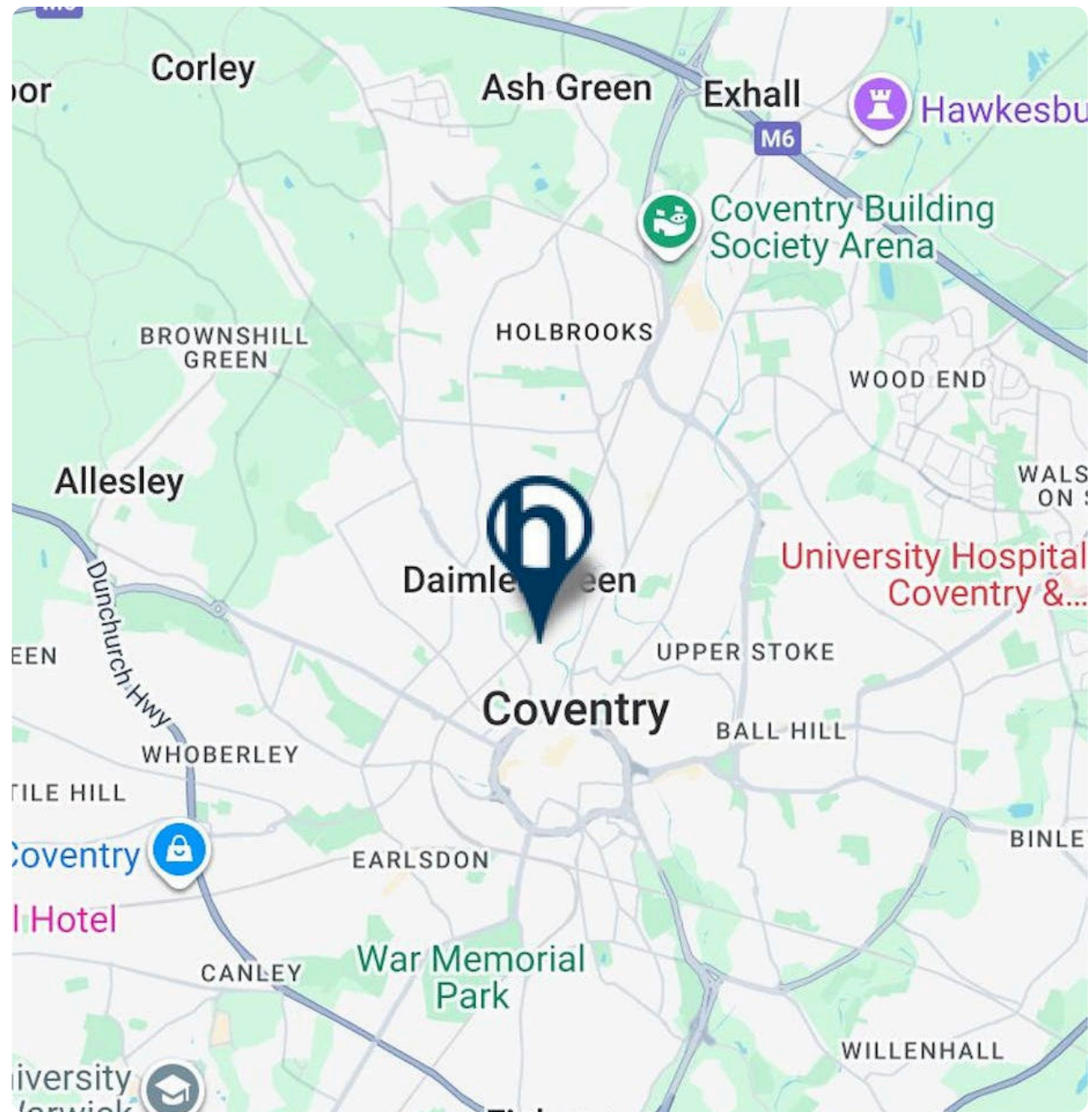


Location

Electric Wharf is a vibrant, canal-side development positioned immediately north of Coventry City Centre, set within an established and evolving commercial quarter. The Boiler House occupies a central position within the scheme, benefiting from its role at the heart of ongoing regeneration and rejuvenation in the surrounding area.

The property is easily accessed from Junction 9 of the Coventry City Centre Ring Road. From here, take the first right turn into Light Lane, continuing via St Nicholas Street onto Sandy Lane. Electric Wharf is situated on the right-hand side, just before the turning into Widdrington Road.

The scheme enjoys excellent connectivity, with Coventry City Centre within comfortable walking distance via the newly constructed landmark footbridge spanning the canal, providing both convenience and an attractive pedestrian route.



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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.

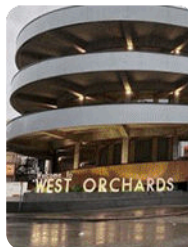
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

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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RENT

£23,200 per annum

EPC

C (58)

BUSINESS RATES

Rateable Value: £18,000

ANTI MONEY LAUNDERING

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.

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