

## TO LET

## 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR CITY CENTRE OFFICES

4 Queen Victoria Road, COVENTRY CV1 3JH



**1,025 SQ FT (95.23 SQ M) - 1,307 SQ FT (122.42 SQ M)**

- Central location in main business district
- Close to City Centre retail and mainline rail station
- 4 parking spaces
- Character building

## Location

The property is located to the south side of Coventry City Centre within the inner ring road in the main business district of the City Centre. The property benefits from excellent access to Junction 7 of the Ring Road via Greyfriars Road. The City Centre itself is within a short walking distance and also the mainline railway station.

## Description

The property comprises a three storey traditional office building providing a number of offices and meeting rooms on the first and second floors. The offices benefit from LED lighting. The property benefits from gas fired central heating and UPVC double glazing.

The available office accommodation is mainly on the first floor of the property with an additional meeting room on the second floor along with a kitchen facility. There is potential of two further offices on the second floor, subject to negotiation.

## Accommodation

	sq m	sq ft
First Floor	70.75	762
Second Floor Meeting Room	21.29	229
Kitchen	3.20	34
<b>TOTAL NIA:</b>	<b>95.23</b>	<b>1,025</b>
Additional Offices	26.22	282

## Rent

**First Floor, Second Floor Meeting Room and Kitchen:  
£15,400 per annum exclusive**

Additional offices available subject to negotiation.

## Tenure

Occupation is available by way of a new Lease for a term of years to be agreed.

## Rateable Value

We understand the property has the following Rateable Values:

First Floor	£8,600
Part Second Floor	£1,575
Part Second Floor	£1,800

### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## VAT

Holt Commercial understand that VAT will be payable on the rent.

## Energy Rating

D94. EPC available upon request.

## Legal Fees

The ingoing tenant will be responsible for the Landlord's reasonable legal costs.

## Viewing

Strictly by appointment with the sole agent:

## HOLT COMMERCIAL

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