

**2ND FLOOR OFFICES IN COVENTRY**



## Description

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This second-floor office is ideally located in Coventry City Centre and features excellent natural light and views. The space includes LED motion lighting, two bathrooms, underfloor trunking, an internal meeting room, lift and stair access, a server room, and the option to retain existing furniture. It is fully air-conditioned for both heating and cooling, with a separate kitchen and generous breakout space. Additionally, the property includes two secure underground parking spaces. The office space is available fitted with the current furniture in situ.

## Summary

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- Ample Natural Light
- City Centre Location
- Raised underfloor boxing
- Built-in Meeting Room
- Lift and Stair Access
- 2 car parking spaces in secure basement car park
- Fully Fitted Office that's Ready to Go



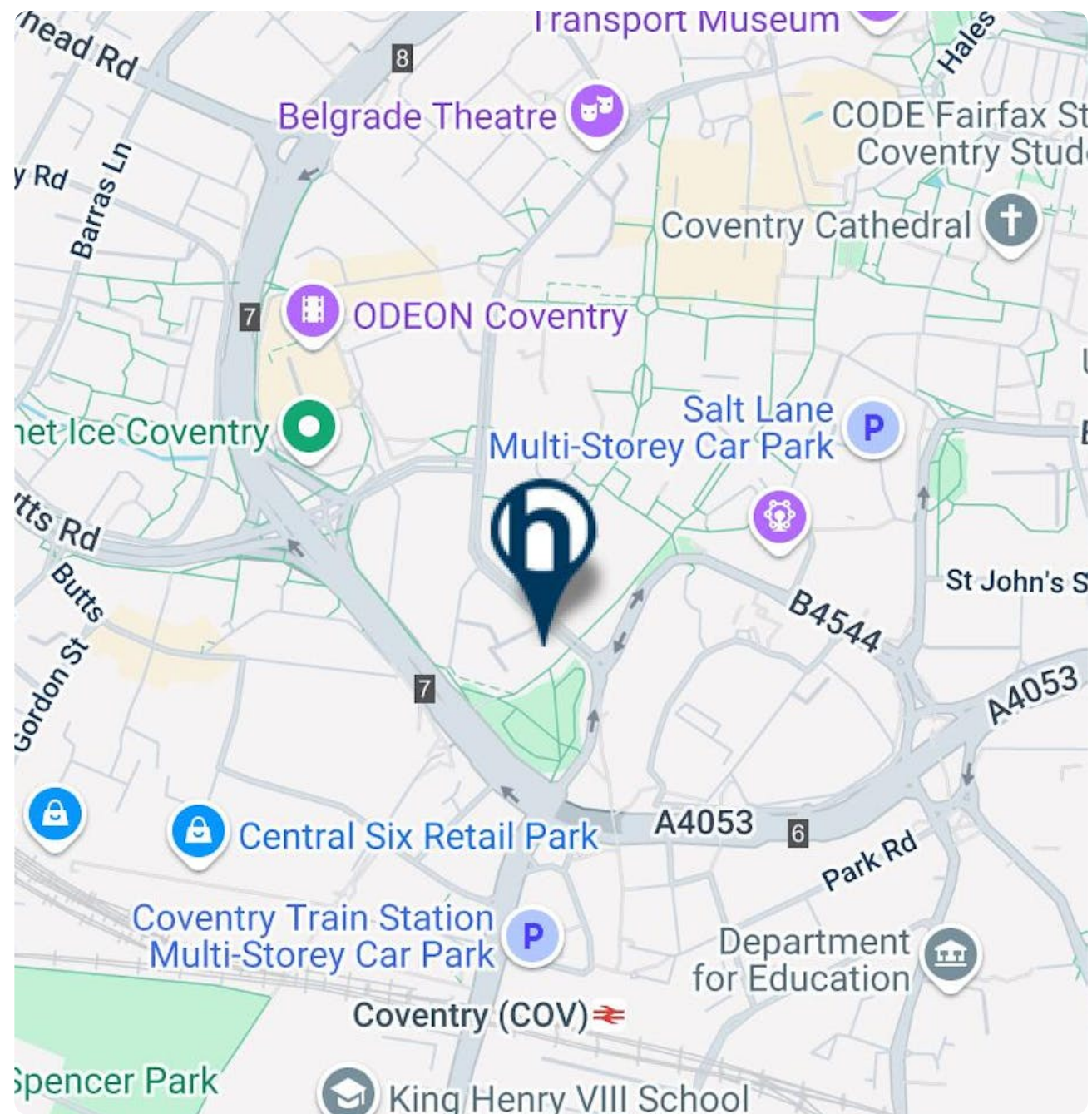
**2ND FLOOR, WARWICK GATE, 21 WARWICK ROW, COVENTRY, CV1 1ET**

To Rent: £24,900 per annum

1,497 sq ft (139.08 sq m)

## Location

The property is strategically located on the southern side of Coventry City Centre along Warwick Row, near its intersection with Greyfriars Road. Positioned close to Junction 6 of the City Centre Ring Road, it offers excellent connectivity across the city and the wider region. Additionally, the premises are within a short walking distance of Coventry's main railway station, the Friargate business district, and the City Centre South retail development, ensuring convenient access to key transport links, commercial hubs, and retail amenities.



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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

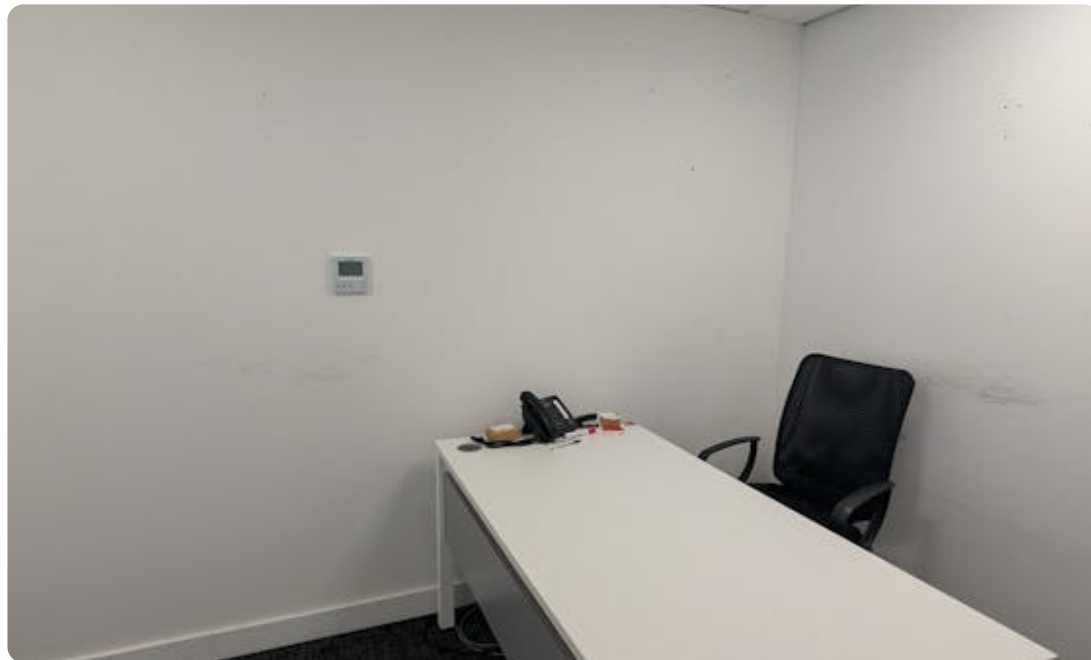
Area: 98.54 km<sup>2</sup>

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



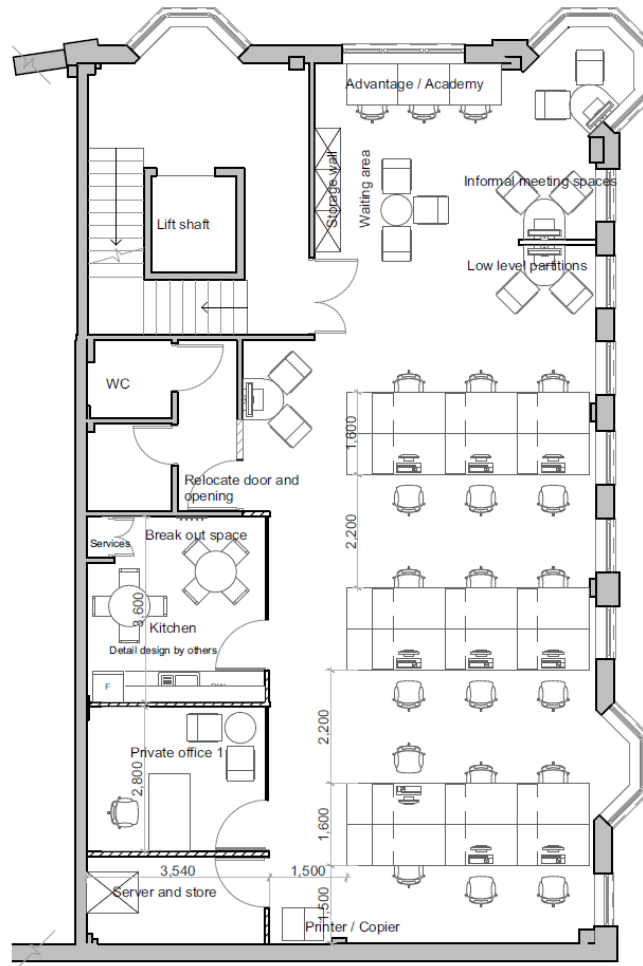
## GALLERY



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## TERMS

Available by way of assignment of the current lease which runs to 3rd October 2028. No further rent reviews. The current lease benefits from a photographic schedule of condition. The lease is within the protection of the Landlord and Tenant Act.

## RENT

£24,900 per annum

## VAT

Applicable

## BUSINESS RATES

Rateable Value: £18,000  
Rates Payable:  
Current Rateable Value: £18,000  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/11389346000>

## LEGAL FEES

Each party to bear their own costs

## 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.

## CONTACT



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