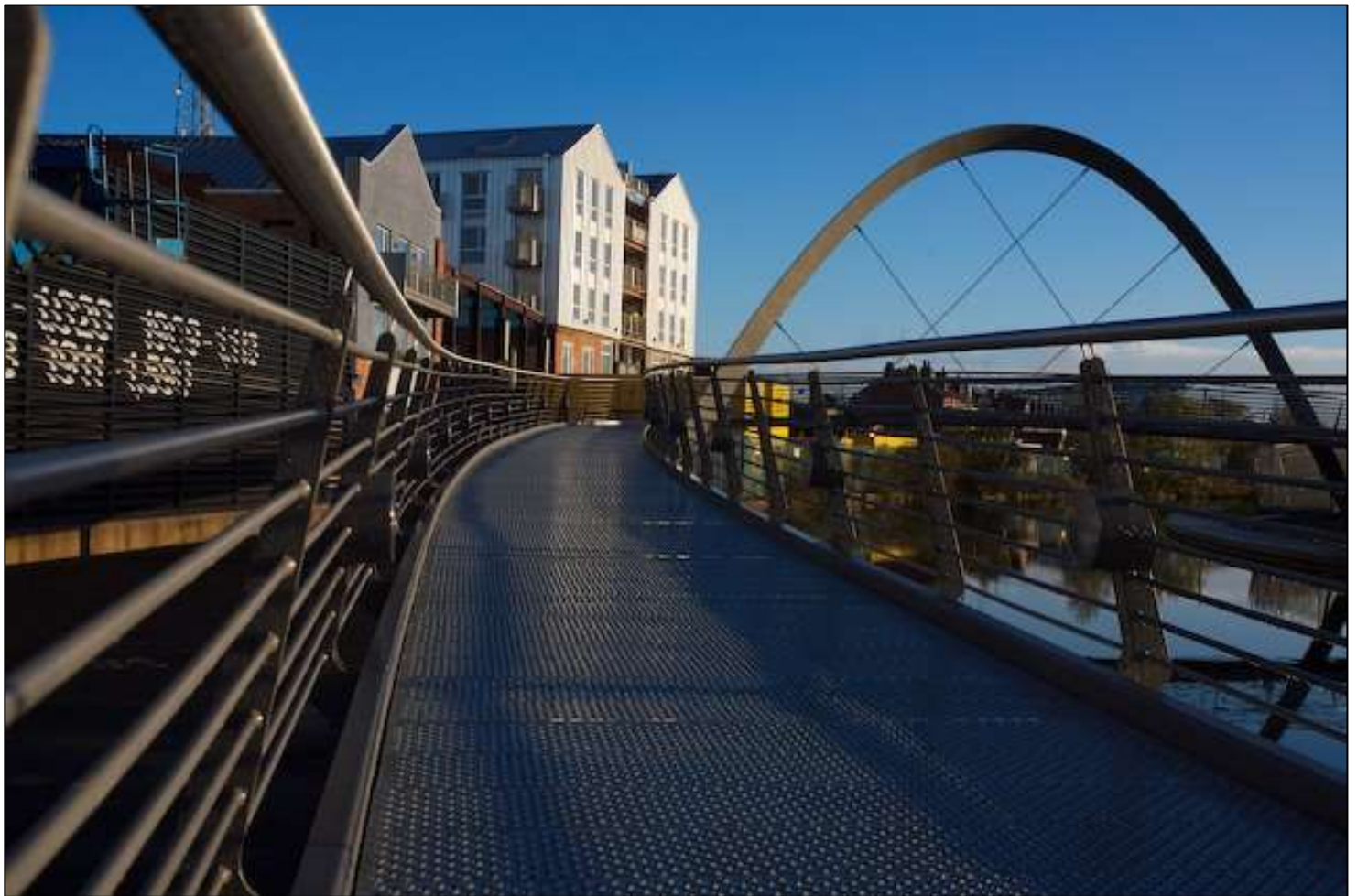


TO LET/FOR SALE

OFFICES/LIVE-WORK UNIT

Unit 18 The Boiler House, Electric Wharf, Sandy Lane, Coventry CV1 4JU



753 SQ FT (70 SQ M)

- Open Plan
- Secure Parking
- Part of an Award Winning Scheme

Location

Unit 18 is located within the Boiler House complex at Electric Wharf, Coventry. The Boiler House itself consists of ground floor office space with smaller first floor office suites and live-work accommodation on the first floor.

Electric Wharf is situated on Sandy Lane just to the north of Coventry City Centre.

Description

Unit 18 comprises a first floor office suite within the main building of Electric Wharf known as The Boiler House. The office is generally open plan with a small partitioned meeting room. The property benefits from access floors for both electric and data cabling and has good ceiling height. The property also benefits from underfloor heating, built in kitchen area, WC and shower facility.

Access is via a communal hall stairwell with a passenger lift. There is an intercom entry system.

Accommodation

Net Internal Floor Area: 70 sq m (753 sq ft)

There are two parking spaces within a secure courtyard.

Services

It is understood that single and three phase electricity, gas, water and drainage services are connected to the property.

Service Charge

A service charge is levied to cover maintenance and upkeep of common areas on the park. Further details upon request.

Tenure

A new Internal Repairing and Insuring Lease is available for a term to be agreed.

Rent

£10,500 per annum

Price

The property is also available on a long leasehold interest.
Price on application.

Rateable Value

Further information available from the sole agents.

Energy Rating

E124. EPC available upon request.

VAT

All figures quoted are exclusive of VAT. VAT will be chargeable if applicable.

Legal Fees

On a leasehold basis the ingoing Tenant will be responsible for the Landlord's legal costs incurred in the transaction.

If the property is on a long leasehold basis, each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL 024 7655 5180

NICK HOLT

nick@holtcommercial.co.uk



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