

OFFICE TO LET / FOR SALE



UNIT 1 GROUND FLOOR, ELECTRIC WHARF, COVENTRY, CV1 4HA

For Sale: Offers in the region of £95,000

To Rent: £8,500 per annum

588 sq ft (54.63 sq m)

Description

Unit 1 and Unit 2 occupies the ground floor office accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, controlled via a keypad entry system. The building was constructed in 2006 as a high eco value building, with both fire and security alarms, along with a shared entrance at ground floor. The unit is fully double glazed, with electric fired central heating, air conditioning, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher, a shower and a shared WC per floor. Unit 1 and 2 also benefits from 2 specific car parking spaces each and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

Summary

- Highly secure office development
- Interesting features in landscaped mixed use development
- There are two parking spaces and plenty of visitor parking
- Walking distance to Coventry City Centre
- Potential business rates relief



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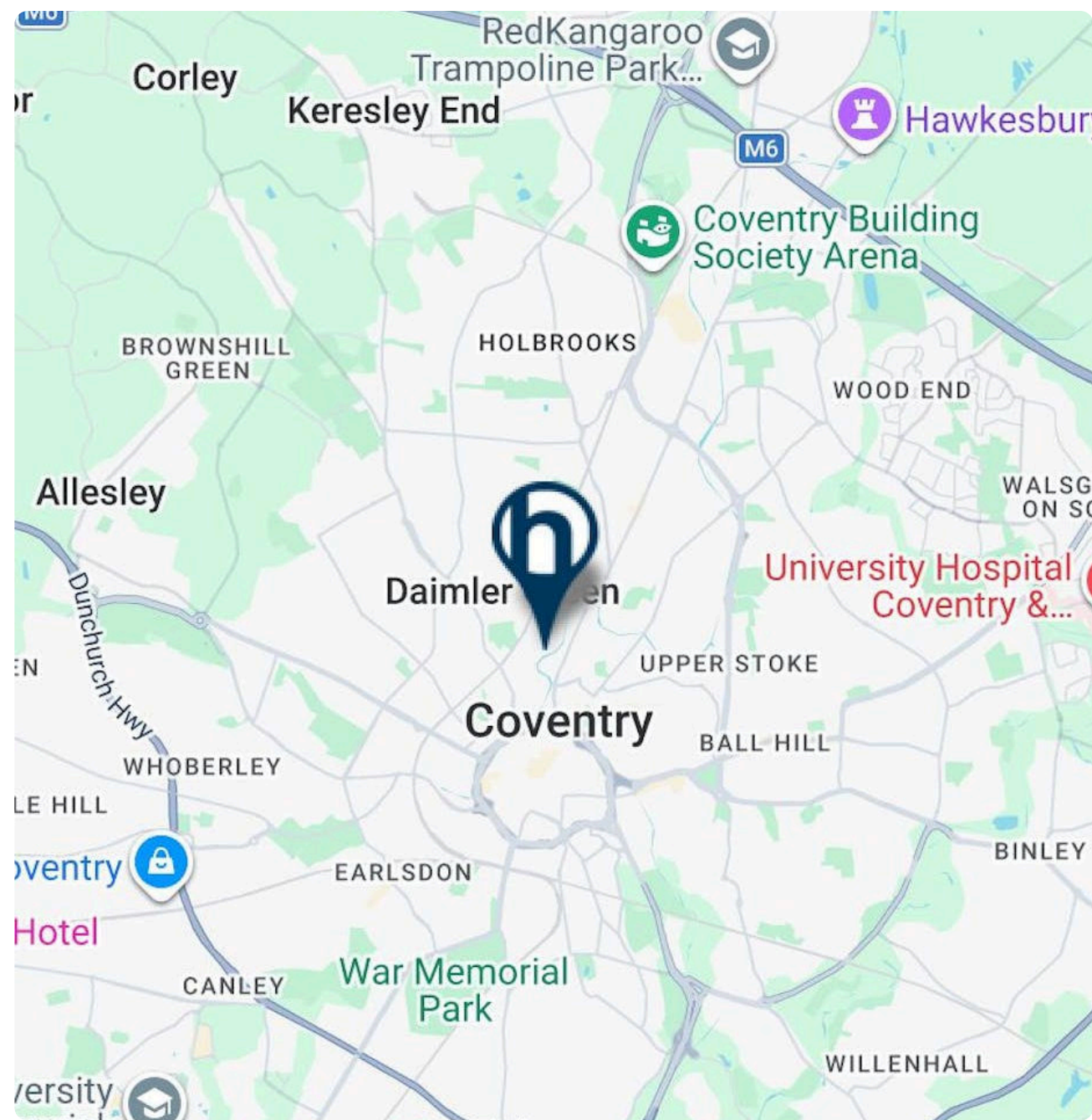
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Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Cable Yard is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this 'established and vibrant' area. From junction 9 of Coventry city centre ring road the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side before the turning into Widdrington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.



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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.

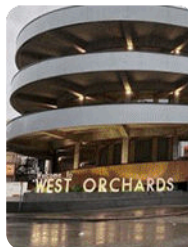
Population: 345,324 (2021)

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.



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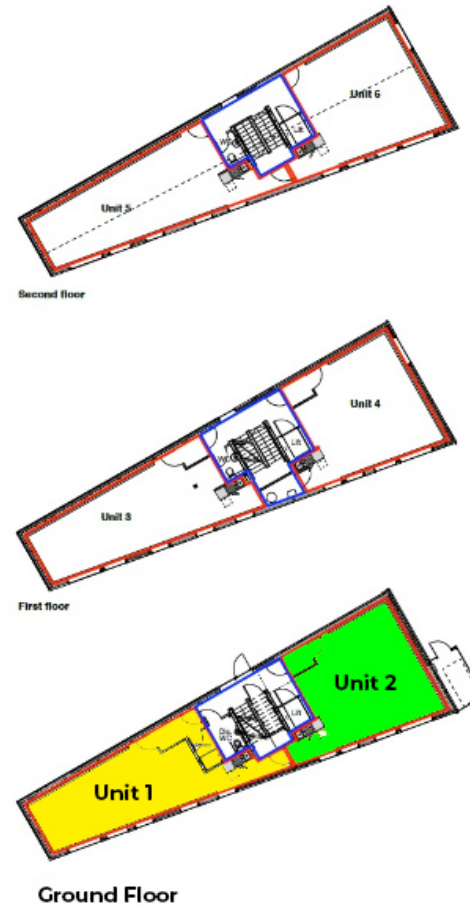
GALLERY



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RENT

£8,500 per annum

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BUSINESS RATES

Rateable Value: £8,000

Rates Payable:

Further information available on request

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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