

To Let (May Sell)

£250,000 For the Long Leasehold

£20,000 Per Annum

High Quality Office Accommodation In Award Winning Office Development

1,327 Sq Ft (123.28 Sq M)



1 Generator Hall, Electric Wharf, Sandy Lane, Coventry, West
Midlands CV1 4JL

Property Highlights

- Modern self contained office space
- Highly secure development containing office and residential occupiers
- Fashionable space in multi national award winning regeneration scheme
- Walking distance to Coventry City Centre and Coventry University
- 5 demised parking spaces
- Zero business rates payable



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Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry City Centre. Generator Hall is located at the heart of the scheme which itself is a the centre of continuing rejuvenation and regeneration in this established office development. 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. Electric Wharf is in walking distance of the city centre and main railway station with direct access to London and Birmingham in under an hour.

Description

The available property is a mid terraced modern office suite set over two floors, ground and lower ground, in the award winning redevelopment at Electric Wharf close to Coventry City Centre. The development is a mixture of office property with residential above, in a secure gated development including an internal multi storey car park. The office contain a reception area at ground floor, with an office/ meeting room, male and female toilets. At lower ground floor is an under stairs storage area and a large open plan office space, including inset kitchenette. The office has electric heating throughout, security alarm and secure access with telephone connected to the front gate entrance. Electric Wharf is a fully managed development with various breakout areas alongside the picturesque canal and interesting architectural features. The office benefits from 5 parking defined parking spaces, although further parking is potentially available through negotiation with the residential tenants.

Accommodation

Description	Sq Ft	Sq M
Reception	73	6.78
Office 1	277	25.73
Storage	20	1.86
Office 2	956	88.81
Total	1,327	123.28

Business Rates

Rateable Value (2017)	£10,000
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.491 pence

Tenure

150 year Long Leasehold Interest from 31st July 2006 or a new Fully Repairing and Insuring Lease for a minimum term of 3 years unbroken.

Services

All mains services are connected.

EPC

The office has a rating of D95

Viewing

Viewings through sole agency Bromwich Hardy

Legal Costs

Each party will be responsible for their own costs in the formation of a new lease

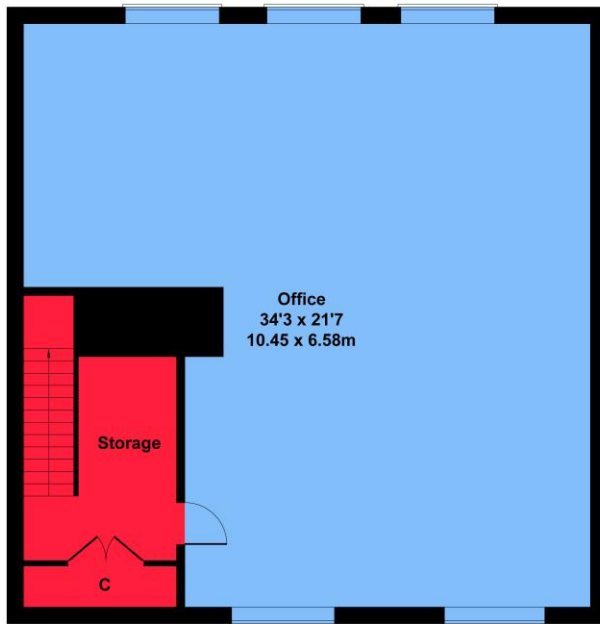




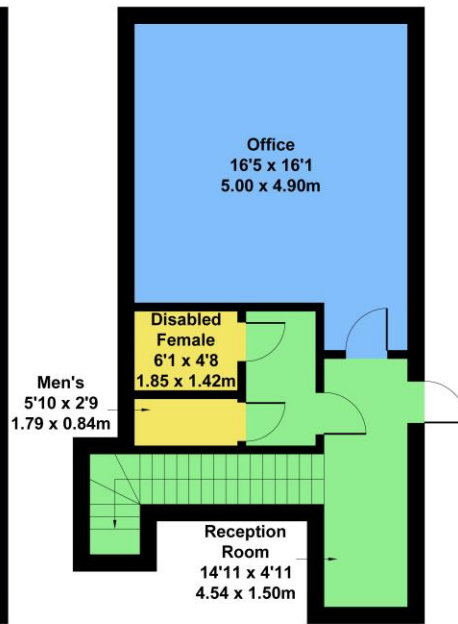
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Approximate Gross Internal Area
1327 sq ft - 123 sq m



LOWER GROUND FLOOR



UPPER GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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