

Self Contained Office In Award Winning Coventry Office Development

Edison Buildings, Unit 3, Electric Wharf, Coventry,
West Midlands CV1 4JA



672 Sq Ft (62.43 Sq M)

£110,000 for the Long Leasehold Interest

£9,500 Per Annum

Property Highlights

- Modern self contained office unit in beautiful setting
- Highly secure mixed office and residential development
- Close proximity to Coventry City Centre
- Fashionable space in award winning regeneration project
- Good parking facilities
- Separate meeting room

For more information, please contact:

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Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry City Centre. The Boiler House is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this established commercial hub. From junction 9 of the 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.

Description

The unit is accessed via ground floor entrance shared with unit 2, in the row of buildings directly to the left on entering Electric Wharf, known as the Edison Buildings. Electric Wharf is vehicular accessed via the one-way entry and exit system controlled via a keypad entry system. The building is a two storey refurbished brick construction, under a pitched roof. The ground floor access is controlled by key pad and also houses, male, female and disabled toilets that are available for use for all the offices in the Edison Buildings. The office area is at first floor and consists of a large rectangle measuring 11.29m by 5.53m. The current owner has inserted temporary partitioning to create a separate office/ meeting room, internet room and a kitchen, the partitioning can be easily removed if necessary. The office is fully double glazed, has electric controlled central heating and Category 5 cabling. The office also benefits from 2 owned car parking spaces in the near by multi storey car park accessible only to Electric Wharf residents.

Accommodation

Description	Sq Ft	Sq M
<u>Office</u>	<u>672</u>	<u>62.43</u>
Total	672	62.43

Business Rates

Rateable Value (2017)	£7,300
Uniform Business Rates (2016/17) (exclusive of water & sewerage)	0.479 pence
Rates Payable	£0

Tenure

150 Year Long Leasehold interest from 2004

Service Charge

Currently £498.15 per quarter

EPC

The office has a rating of G

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.



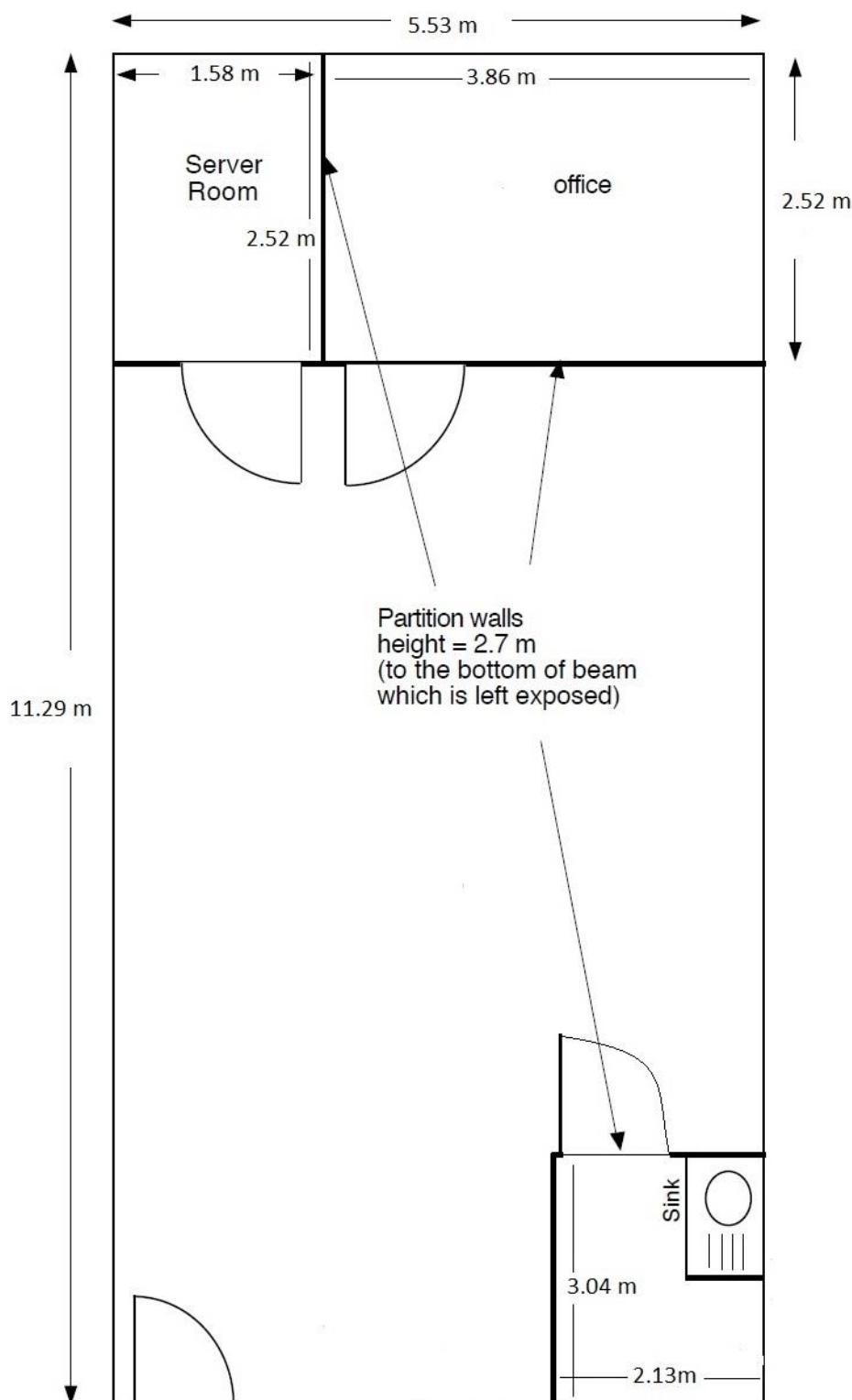
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