

TO LET

PRIME CITY CENTRE A2 PREMISES

Warwick Gate, 22 Warwick Row, COVENTRY CV1 1ET



665 SQ FT (61.78 SQ M) NIA

- Prime location for financial or professional services in the heart of Coventry's Business Quarter.
- Located close to the Friargate and City South regeneration schemes.
- One car parking space allocated in basement car park.

Location

The premises are situated on the southern side of Coventry City Centre on Warwick Row, close to its junction with Greyfriars Road and also Junction 6 of the City Centre Ring Road providing easy access throughout the City and wider region. The property is within a short walk of Coventry railway station, the Friargate development, and the main City Centre retail area.

This is a prime location at the heart of Coventry's Business Quarter amongst many other professional and financial services occupiers, as well as bars, restaurants and also close to the IKEA superstore and the Skydome.

Description

Warwick Gate is a modern, high profile, purpose built office building on the corner of Warwick Row and Greyfriars Road and the subject accommodation forms part of the ground floor of the same. The property occupies a prominent position fronting Warwick Row with main ground floor entrance leading to open plan area and WCs. Current amenities include air conditioning, kitchen area, suspended ceiling with recessed lighting, raised floor, electric heating units, security shutters and one car parking space in secure basement car park.

Accommodation	sq m	sq ft
Total Net Internal Area	66.78	665

Lease Terms

Available to let on a new equivalent full Repairing and Insuring Lease for a term to be agreed.

Rent

£26,000 per annum exclusive.

Service Charge and Building Insurance

The Landlord will insure the property and recover an apportionment from the tenant. A Service Charge is applicable and further details to be provided by the Managing Agents.

Rates

Rateable Value (2017) £13,250

Energy Rating

D85. Copy of EPC available upon request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VAT

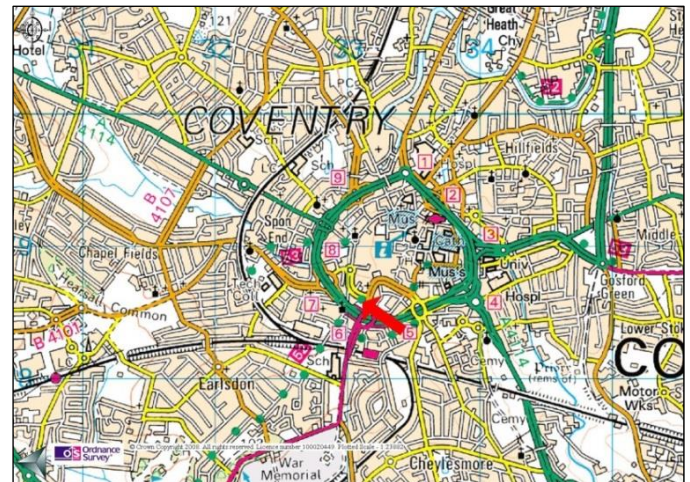
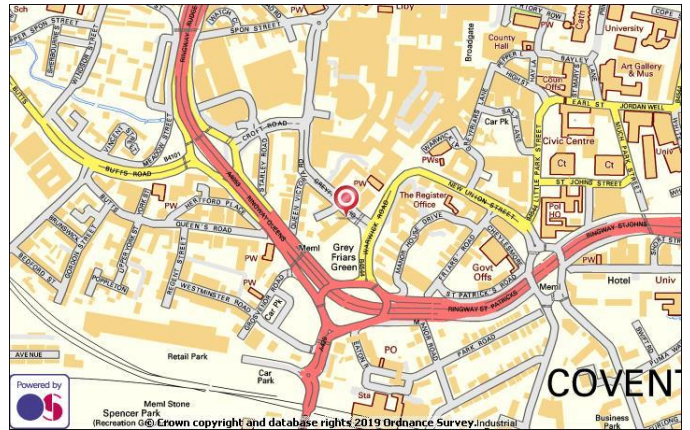
VAT is applicable on all costs unless otherwise stated

Viewing

Strictly by appointment with the sole agent:

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