

TO LET

Office Premises

10 Park Road, Coventry, CV1 2LD

Total Area 173.8 sq m (1,871 sq ft)



- Appealing Character Building
- Newly Refurbished
- Available on Flexible Terms
- Conveniently Located for Coventry Railway Station
- 4 Car Parking spaces included within the lease

Bruton Knowles
60 Church Street, Birmingham, B3 2DJ
0121 200 1100

Office Premises – 10 Park Road, Coventry

LOCATION

The subject property is located prominently on Park Road close to the junction with Manor Road within an established district. The property benefits from being very close to Coventry Railway Station and a short walk from Coventry City Centre.

DESCRIPTION

The offices premises is split over four floors and benefits from a front and rear access. The Ground floor consists of 4 offices, Galley Kitchen and a unisex toilet (WC, WHB). The first floor also as 4 offices, kitchen and unisex toilet (WC, WHB). The 2nd floor consists of one office. There is also a small basement

The whole of the property as been newly refurbished and benefits from UPVC windows and central heating throughout.

The lease will include 4 car parking spaces. There may be more car parking spaces available.

The offices are available for immediate occupation.

ACCOMMODATION

	Sq m	Sq ft
Ground floor including 4 offices, galley kitchen and toilet (w.c & wash hand basin)	74.90	806
First floor including 4 offices, kitchen and toilet (w.c & wash hand basin)	70.50	759
Second floor including 1 office	17.00	183
Basement	11.40	123
Total (NIA Approx)	173.80	1,871
Includes 4 car parking spaces		

LEASE TERMS

The property is available to Let on a full repairing and insuring lease term of years to be agreed.

RENT

£25,000 per annum

Rent will be payable quarterly in advance by standing order

RATING AUTHORITY

Coventry City Council

RATING ASSESSMENT

Description – Office and premises
2017 Rateable Values – £17,250

CONTACT

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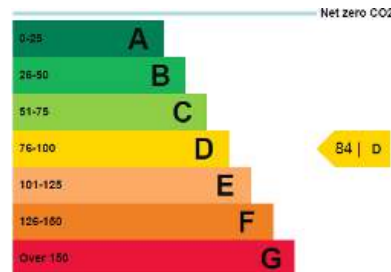
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RENTAL DEPOSIT/GUARANTOR

The ingoing tenant may be required to provide either a rent deposit or Guarantor or both, subject to the strength of tenant covenant/Landlords discretion.

ENERGY PERFORMANCE CERTIFICATE



SERVICES

We understand the property is connected to all mains services – electricity, drainage and water.

Please note: None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves as to their condition and suitability for their requirements.

VAT

The property is not registered for VAT.

LEGAL COSTS

The ingoing tenant will be responsible for Landlords' reasonable costs.

VIEWING

Viewings are strictly by appointment with the letting agent only.

