

TO LET

## First & Second Floor Office Suites

4-6 Hay Lane, Coventry, CV1 5RF

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Total Area 199.28 sq m (2,145 sq ft)

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- Desirable Grade II Listed Building
- Gas Fired Central Heating
- Second Floor Newly Refurbished
- Available To Let separately or alternatively can be let on one lease

Bruton Knowles  
Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF  
01452 880000

# First & Second Floor Office Suites 4-6 Hay Lane, Coventry

## LOCATION

The premise is located within the Cathedral Quarter of Coventry situated amongst other professional and financial services. The offices are only a short walk from Coventry Railway Station approx. 0.5 miles distance.

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## DESCRIPTION

The offices are spread across two floors and available to let as one or two separate entities. The first floor is designed in an open plan format of offices spaces as well as an additional office. The second floor comprising of four newly refurbished offices benefiting from a range of unique period features. Both suits benefit from access to communal WC facilities located on the first floor and gas fired central heating.

The second-floor space is available immediately, whilst the first floor will be available from January 2021.

## ACCOMMODATION

	Sq m	Sq ft
First floor including: Large open plan office with smaller office	92.16	992
Second floor including 4 offices	107.12	1,153
<b>Total (NIA Approx.)</b>	<b>199.28</b>	<b>2,145</b>

## LEASE TERMS

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

## RENT

The First floor £10,000 per annum  
Second Floor £12,000 per annum

Rent will be payable quarterly in advance by standing order

## RATING AUTHORITY

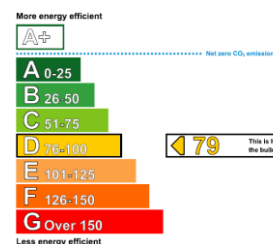
Coventry City Council

## RATING ASSESSMENT

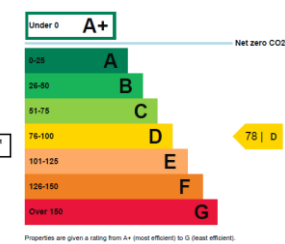
Description – Office and premises  
2017 Rateable Values  
First Floor £7,300  
Second floor £5,900

## ENERGY PERFORMANCE CERTIFICATE

### Second Floor



### Ground & First Floor



## 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 registered for VAT and VAT will be payable on the rent and service charge.

## LEGAL COSTS

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

## VIEWING

Viewings are strictly by appointment with the letting agent only.



## CONTACT

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