



OFFICE BUILDING TO LET/FOR SALE

9,393 SQ FT (872.66 SQ M)

FORMER ICE BUILDING

Parkside | Coventry | CV1 2NE

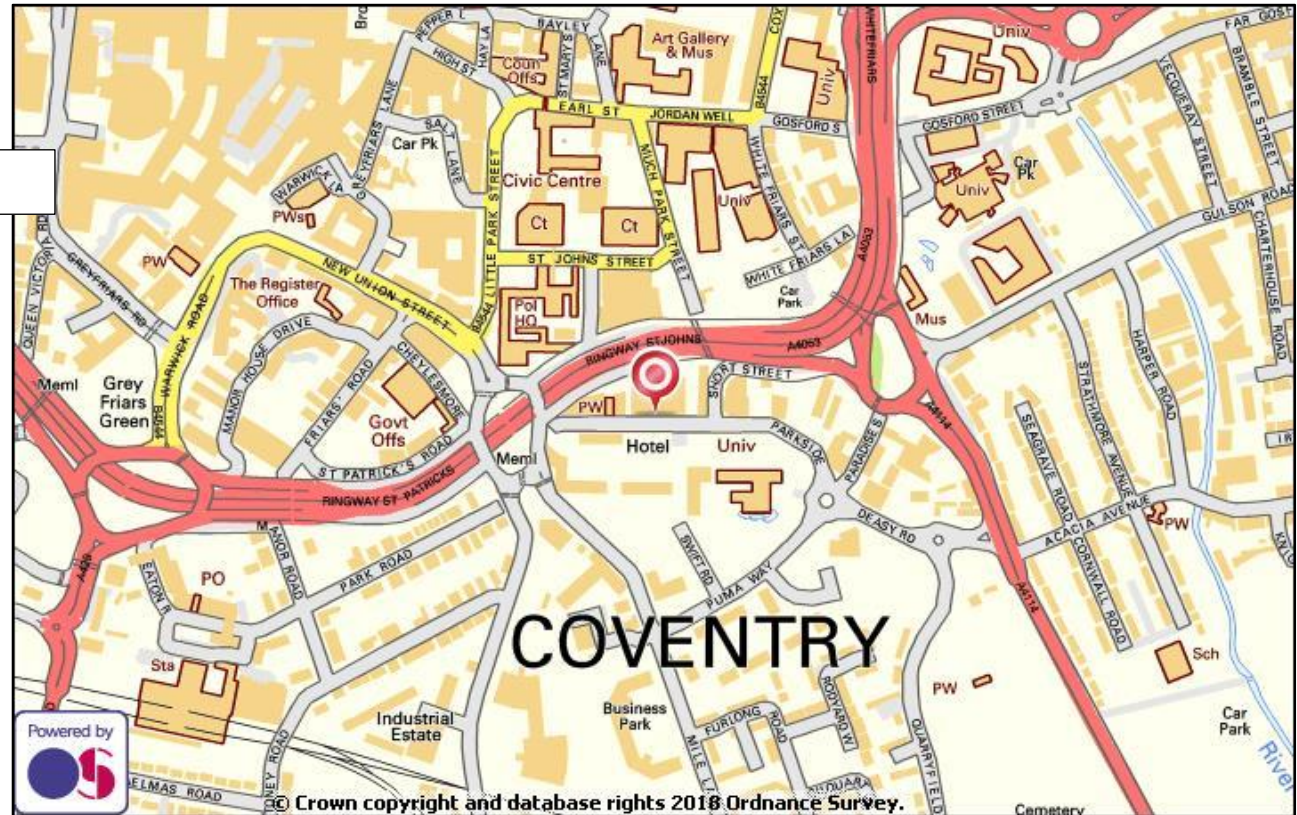
HOLT.
COMMERCIAL

FEATURES

Location

The property is located on Parkside immediately adjacent to Coventry University Technology Park. Parkside is easily accessed from the main London Road/Ring Road roundabout. The property is located only a short walk from Coventry City Centre and Coventry Mainline Railway Station. Coventry Railway Station train services to London Euston are approx 58 minutes and to Birmingham New Street approx 25 minutes.

SAT NAV CV1 2NE



- Excellent access via Coventry Ring Road
- Within close proximity of Coventry Mainline Railway Station
- On site car parking – circa 25 vehicles
- Comfort cooling throughout
- LED, LG7 & Cat 2 lighting
- Access control system
- Potential for other Uses Subject to Planning
- Opposite Coventry University Technology Park



Description

The property was formerly an industrial building with first floor offices, however over time, the building has been converted into a full office/training facility by Coventry University. The property can be accessed either from the front elevation or from the side elevation leading into a reception and small café area.

The ground floor provides a number of small offices, some with natural daylight, but also with some larger rooms which have been used for rehearsal space which do not benefit from natural daylight. The first floor provides further office space, the majority of these benefitting from natural daylight.

The main communal areas benefit from LED lighting and the office areas benefit from a combination of Category 2 and LG7 lighting. The whole building benefits from a comfort cooling system. All doors within the property have a fob access system.

Externally there is parking for approx 25 vehicles.

Accommodation

Unit/Floor	sq ft	sq m
Ground Floor Offices	5,697	529.26
First Floor Offices	3,696	343.40
Total Net Internal Area:	9,393	872.66
Gross Area:	14,298	1328.30

Services

We understand that mains services are connected to the site. Interested parties are advised to satisfy themselves that this is the case and that they are in good working order.

Planning

We understand that the property has the benefit of planning permission for Use Class E (General Business Use).

Tenure

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£145,000 per annum exclusive

Price

Offers based on £1.5 million

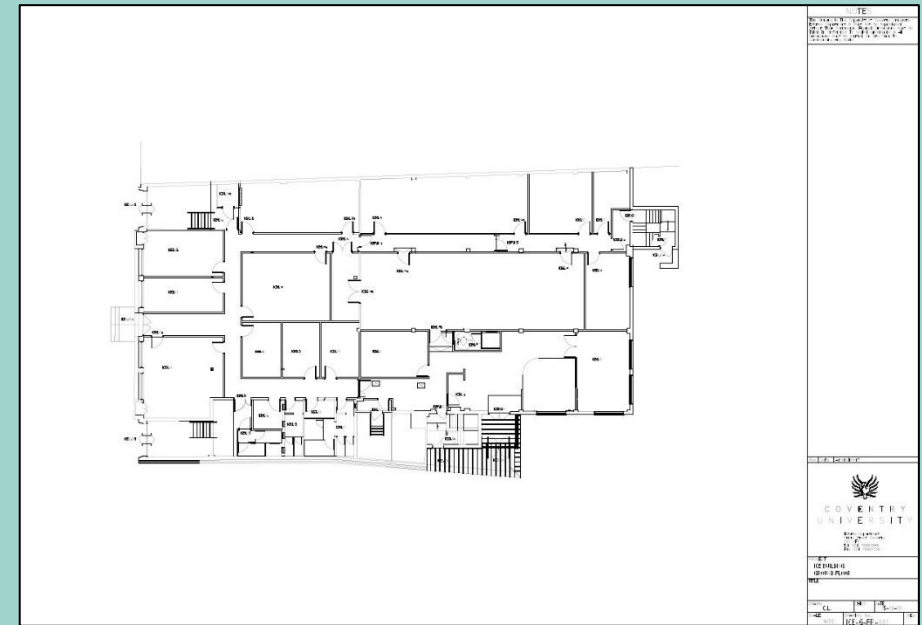
Business Rates

Rateable Value £125,000

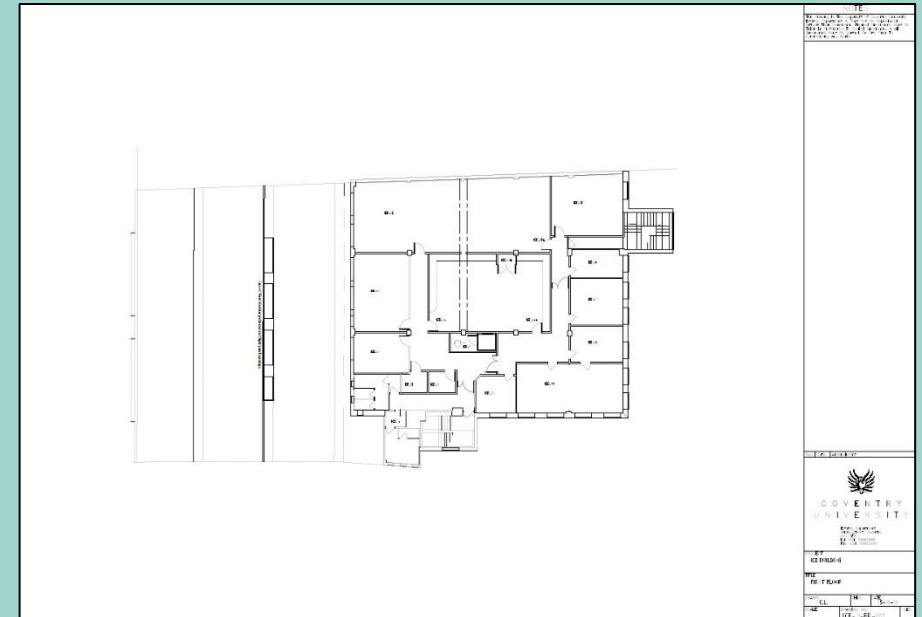
Energy Rating

D88. EPC available upon request.





Ground and First Floor Layout Plans



Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee/purchaser.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Further Information

Should you require further information or wish to arrange to view please contact the sole agents:

NICK HOLT
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