

OFFICE BUILDING TO LET/FOR SALE 9,393 SQ FT (872.66 SQ M)

FORMER ICE BUILDING

Parkside | Coventry | CV1 2NE

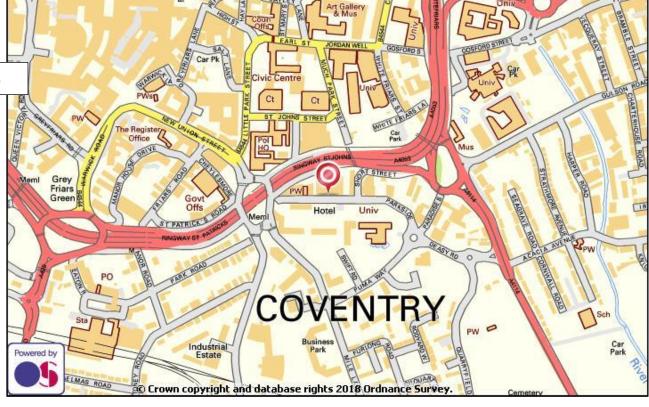


Location

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.

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- **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 Price

£145,000 per annum exclusive Offers based on £1.5 million

Business Rates Energy Rating

Rateable Value £125,000 D88. EPC available upon request.











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

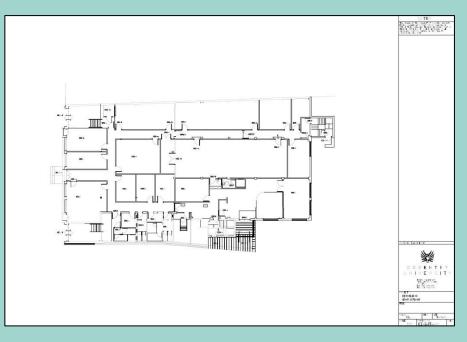
Each party will be responsible for their own legal costs incurred in any transaction.

Further Information

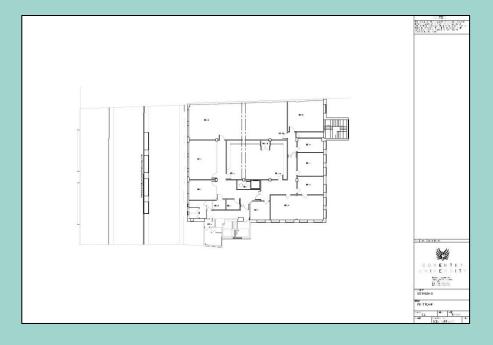
Should you require further information or wish to arrange to view please contact the sole agents:

NICK HOLT 024 7655 5180 / 07956 444636 nick@holtcommercial.co.uk





Ground and First Floor Layout Plans



Misrepresentation Clause: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Holt Commercial nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements. September 2025.