



## 4 The Quadrant & Manor Court, Coventry, CV1 2EL & CV1 2EY

RARE & PROMINENT FREEHOLD OFFICE PREMISES OPPORTUNITY IN COVENTRY CITY CENTRE - PART INCOME PRODUCING

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	9,586 sq ft / 890.57 sq m
<b>Price</b>	£975,000 offers are invited in the region of this figure Subject to Contract
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Rare Freehold opportunity on popular parade
- City Centre location with parking
- Part Income producing
- Potential asset management opportunities
- Grade II Listed prominent office building and rear premises
- Potential development opportunity subject to relevant planning permissions

# 4 The Quadrant & Manor Court, Coventry, CV1 2EL & CV1 2EY

## Description

The premises fronts a period style Grade II Listed premises known as 4 The Quadrant which fronts Warwick Road. Externally there is a parking area in front of the building serving the buildings on the parade. Internally the building is accessed via a main entrance which leads to a reception area with further walk ways leading to a mixture of cellular offices located on the ground, first and second floor areas. Stairwells provide access to these areas. A stairwell also leads to the buildings basement area which is currently used for file storage.

At the rear and accessible via a separate entrance or via 4 The Quadrant, is the area known as Manor Court which provides ground, first and in part second floor offices. The offices on the ground and first floor level are divided into separate rooms approached from a central corridor. These offices have been recently refurbished in part and benefit from LED lighting, new carpet tiled flooring, ample electrical sockets and gas central heating. There are communal WC facilities available on the ground floor and first floor.

## Location

The premises/site is situated on the southern side of Coventry City Centre off Warwick Road, located close to the City Centre Ring Road, with ease of access throughout the city and wider region. The property is also within a short walk of Coventry's main railway station, the Friargate Development and the proposed City Centre South Development.

## Accommodation

We are advised the accommodation comprises the following areas:

Description	sq ft	sq m
Basement area	830	77.11
Kunderts 4 The Quadrant	2,283	212.10
Former Regus space FF RHS	1,444	134.15
Former Regus space F2 LHS	1,512	140.47
Ground floor RHS Manor Court	1,452	134.90
Ground floor LHS Manor Court	1,069	99.31
First Floor part Manor Court	996	92.53
<b>Total</b>	<b>9,586</b>	<b>890.57</b>

## Price

Offers are invited in the region of £975,000.  
Subject to Contract

## VAT

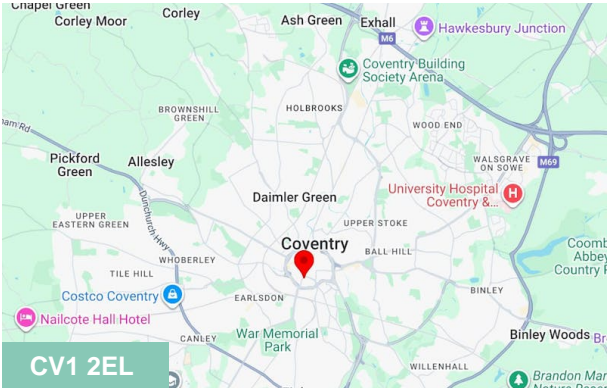
VAT will be applicable on any purchase.

## Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required in order to complete the transaction.

## Legal Costs

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



## Viewing & Further Information



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