



101-103 New Union Street, Coventry, CV1 2NT

SECOND FLOOR OFFICES

Summary

Tenure	To Let
Available Size	836 sq ft / 77.67 sq m
Rent	£12,000 per annum
Rateable Value	£7,400 (1 April 2022)
EPC Rating	D (93)

Key Points

- City Centre location
- Local public car park
- Walking distance to Coventry Mainline Railway Station

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Location

New Union Street is widely regarded as being one of Coventry's most popular City Centre office and professional locations. New Union Street has a number of estate agents at ground floor level with office space above and is a highly sought after business location, being only a few minutes' walk from the main retail areas, amenities and Coventry Mainline Railway Station.

Description

The offices are accessed via a personnel door directly off New Union Street via a shared stairwell to the first floor offices.

Internally the offices are finished to a good standard, with painted and plastered walls, and suspended ceilings with surface mounted lighting. The first floor as currently sub-divided provides 4 individual offices, a meeting room, kitchen area and storeroom with ancillary toilet facilities.

Accommodation

We understand the property has the following approximate Gross Internal Area (GIA):

Description	sq ft	sq m
First Floor	836	77.67
Total	836	77.67

Services

All mains services are connected to are available to the property.

Tenure

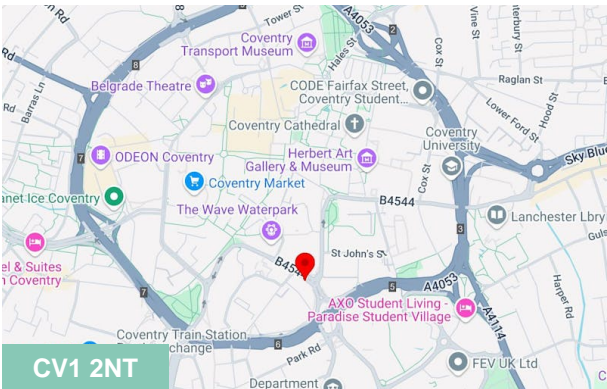
The premises are available by way of a new Lease for a term to be agreed.

Local Authority

Coventry

Price Details

Rent £12,000 per annum Service Charge The ingoing tenant will be liable to contribute towards the Service Charge in connection with the maintenance of the common parts. Details available upon request.



Viewing & Further Information



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