



2-6 Harnall Row, Coventry, CV1 5DR

EXCITING MODERN OFFICE INVESTMENT OPPORTUNITY
FULLY LET TO SERCO LIMITED

Summary

Tenure	For Sale
Available Size	4,172 sq ft / 387.59 sq m
Price	£1,000,000 Inviting offers in excess of Subject to Contract
Business Rates	Upon Enquiry
EPC Rating	A (25)

Key Points

- Serco Limited CreditSafe International score of A
- Serco Limited lease end date 31st May 2029
- Growth area very close to Coventry University and Coventry City Centre
- Current income £79,000 per annum
- Building in its entirety is let to Serco Limited on FRI lease terms
- 10 Car parking spaces

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Location

The offices are located on the corner of Far Gosford Street, opposite Sainsbury's convenience store and Unite student accommodation. Located within Coventry's creative quarter being in close proximity to Coventry University, it provides a good working environment within walking distance from Coventry mainline train station providing direct access to both London and Birmingham in under an hour.

Description

The property has been built to a good eco standard and is a three storey office of red brick and externally tiled construction. The offices have been designed to a high specification low energy internally, including movement controlled LED lighting, air source heat pumps to provide heating and comfort cooling, intercom facilities, fully carpeted, shower facilities, BT Fibre Broadband with both fire and security alarms. We are advised the building also has solar panels, 3 EV charging points and a Tesla battery. The building benefits from onsite designated parking spaces which are accessed via key fob electronic gates.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor	398	36.98
First Floor	1,884	175.03
Second Floor	1,890	175.59
Total	4,172	387.60

Guide Price

Inviting offers in excess of £1 million (Subject to Contract and Terms)

Tenure

'Virtual Freehold' (Beginning on and including 25 March 2016 and ending on and including 24 March 3015)

Energy Rating

A25. EPC available on request.

VAT

VAT shall be payable if applicable

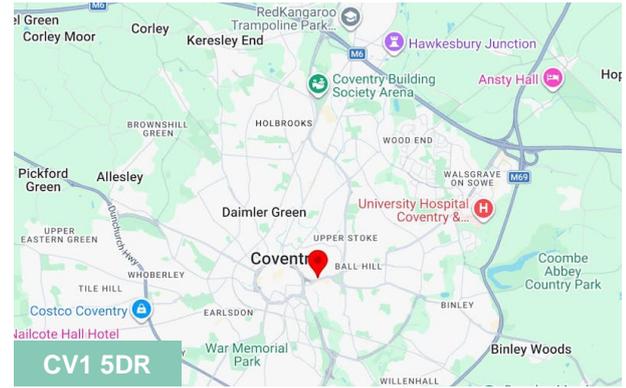
Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Tenant Lease Terms

We are advised of the following salient lease terms;

- Annual rental of £79,000 per annum exclusive.
- FRI lease terms referenced by way of a Schedule of Condition.
- Term of lease until 31 May 2029.
- Tenant only break at anytime after 1 July 2027 subject to 4 months prior written notice.
- Upward only Open Market Rent review 1 July 2027.
- Lease contracted outside the security of tenure provisions of the LL&T Act 1954.



Viewing & Further Information



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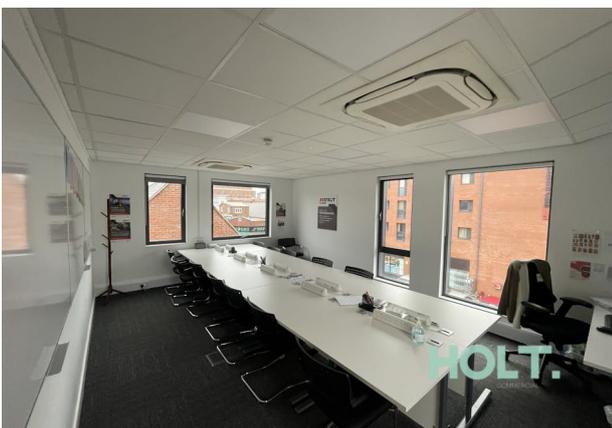
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