



## Global House, High Street, Keresley, Coventry, CV6 2EN

SELF CONTAINED WAREHOUSE/OFFICE UNIT

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	4,657 sq ft / 432.65 sq m
<b>Price</b>	£450,000
<b>Rateable Value</b>	£23,000 April 2026
<b>EPC Rating</b>	D

### Key Points

- Freehold
- Modern fitted office and WC facilities
- Roller shutter door and external loading/unloading yard
- Available immediately

# Global House, High Street, Keresley, Coventry, CV6 2EN

## Location

Global House is situated on High Street within a well established residential area of Coventry. The property occupies a prominent corner position and benefits from a self contained frontage providing good visibility and ease of access.

The immediate surroundings are predominantly residential, making the property well suited to occupiers seeking a quieter working environment or those serving the local community. The property also benefits from on site parking and vehicular access, enhancing its practicality for a range of business uses. Despite its residential setting, the property is conveniently located for access to Coventry City Centre, which lies approximately 3.5 miles to the south, as well as the A444 and M6, providing good connectivity to the wider Midlands region.

Overall, the property offers a rare opportunity to occupy a standalone commercial premises within a densely populated residential catchment.

## Description

Global House comprises a self contained commercial premises providing a mix of office, storage and warehouse accommodation arranged over ground and first floor levels.

On the ground floor, the property offers a series of well presented office rooms, together with a fitted kitchen and WC facilities. To the rear and adjacent to the offices, there is a warehouse/storage area benefitting from a roller shutter loading door providing practical space for storage, distribution or light industrial use. The first floor comprises a large boardroom/meeting space, suitable for conference use or open plan office accommodation. In addition, to the rear there is a mezzanine level providing further storage capacity.

The property is fitted to a good standard throughout, including suspended ceilings with inset lighting, air conditioning to parts and a mix of carpeted and laminate flooring. Externally, the property benefits from a forecourt area providing on-site parking and loading facilities.

## Accommodation

Description	sq ft	sq m
Ground Floor	3,116	289.49
First Floor Mezzanine	1,214	112.78
First Floor Office	327	30.38
<b>Total</b>	<b>4,657</b>	<b>432.65</b>

## VAT

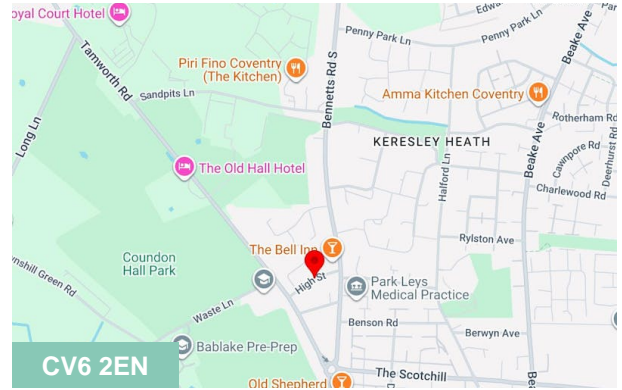
We are advised that the property is not VAT elected.

## Legal Costs

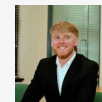
Each party to be responsible for their own legal fees incurred in the transaction.

## Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser.



## Viewing & Further Information



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