

To Let

£8,000
Per Annum

First Floor Office Premises in Popular Office Development

577 Sq Ft (53.60 Sq M)



Unit 3 The Cable Yard, Electric Wharf, Sandy Lane, Coventry,
West Midlands CV1 4HA

Property Highlights

- Recent new build office accommodation of high eco value building, in award winning regeneration project.
- Office furniture included.
- Highly secure office development with generous parking and interesting features.
- Within walking distance of Coventry City Centre.
- Potential for nil business rates.
- Quick occupation is possible



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Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Cable Yard is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this 'up and coming' area. From junction 9 of Coventry city centre ring road the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side before the turning into Widdrington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.

Description

The units occupy three floors of office accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, controlled via a keypad entry system. The building was newly constructed in 2006 as a high eco value building, with both fire and security alarms, along with a shared entrance at ground floor. The units are fully double glazed, with electric fired central heating, air conditioning, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher in each unit and a shared WC per floor. Each unit also benefits from 2 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

Accommodation

Description	Sq Ft	Sq M
Office Space	577	53.6
Total	577	53.6

Tenure

New lease, minimum term 3 years.

Services

All mains services are connected.

EPC

The building has a rating of B

Viewing

Viewings are through sole agent Bromwich Hardy

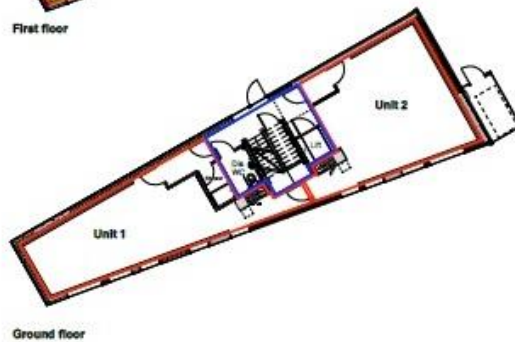
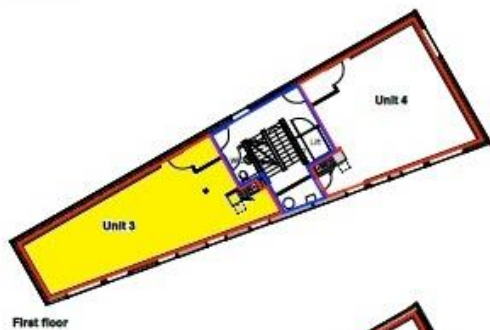
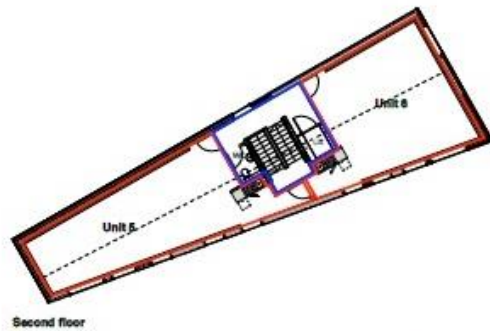
Legal Costs

The incoming tenant will be required to contribute £350 + VAT to the cost of the lease production.





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CABLE YARD
B1 Office Building
Units 1-6
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 1300 © JG

