

TO LET

AFFORDABLE CITY CENTRE OFFICE SPACE

Palmer House, The Burges, COVENTRY CV1 1HL



89 – 170 SQ FT (8.26 – 15.79 SQ M) NIA

- Centrally located multi-let office space
- Flexible lease terms
- Well managed property
- Immediately available



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114-116 Colmore Row
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Location

The Burges is located within the inner ring road (A4053) and connects Corporation Street to the popular Broadgate and West Orchards Shopping Centre, via Cross Cheaping. The subject property sits on the Northern side of the Burges and is amongst a number of independent retail outlets and food operators. There are excellent public transport options nearby, with a number of main route bus stops along The Burges, as well as Pool Meadow Bus Station a short distance away.

Description

Palmer House offers a number of well-presented office suites over first and second floors, with communal WC's. Internally, most suites benefit from carpet throughout and a mixture of lighting types, with mains electricity and data cables also connected. Access to the property is via a main door on the ground floor, with each suite being individually locked.

Tenure

The premises are available by way of new short-term leases, with terms to be agreed.

Accommodation

Unit	sq ft	sq m
Unit 1 First Floor:	170	15.79
Unit 2 First Floor:	103	9.56
Unit 3 First Floor:	102	9.47
Unit 5 First Floor:	89	8.26
Unit 8 First Floor:	98	9.10
Unit 9 Second Floor:	170	15.79
Unit 12 Second Floor:	130	12.07
Unit 13 Second Floor:	107	9.94
Unit 14 Second Floor:	91	8.45

Rent/Service Charge

Unit	Annual Rent	SC (pa)
Unit 1 First Floor:	£1,460	£2,187
Unit 2 First Floor:	£924	£1,324
Unit 3 First Floor:	£916	£1,312
Unit 5 First Floor:	£812	£1,146
Unit 8 First Floor:	£884	£1,261
Unit 9 Second Floor:	£1,460	£2,187
Unit 12 Second Floor:	£1,140	£1,671
Unit 13 Second Floor:	£956	£1,375
Unit 14 Second Floor:	£828	£1,171

Please note: The above service charge figures are estimates only and are therefore subject to change.

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Service Charge

A service charge is payable and includes maintenance of the structural and common parts, as well as being inclusive of utilities and building insurance. See Rent/Service Charge for current estimates.

Business Rates

All units are separately assessed and fall below the threshold that business rates become payable for single premises occupiers.

EPC

Exemption Certificate available on request.

VAT

Holt Commercial understand VAT may be payable.

Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.

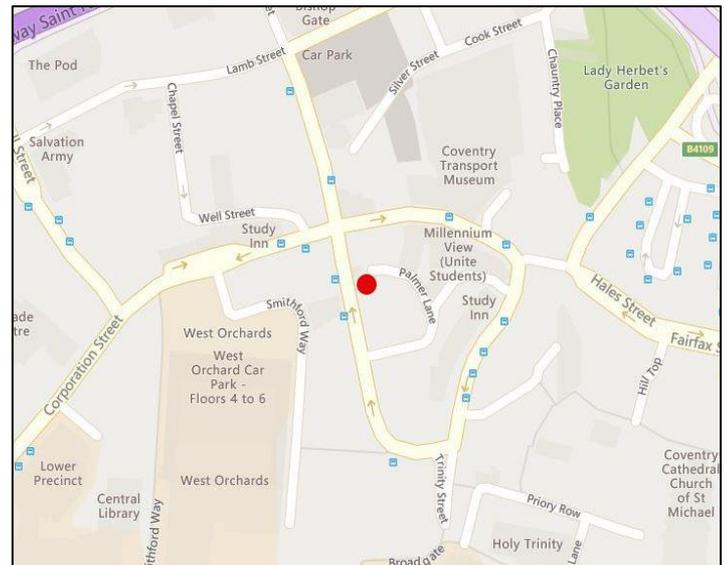
Viewing

Strictly by appointment with the sole agent:

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