



TO LET/FOR SALE

OFFICE PREMISES

**10 PARK ROAD
COVENTRY
CV1 2LD**



Total Area 1,871 sqft (173.8 sqm)
Approx. Gross Internal Area (Approx. Net Internal Area)

*** Appealing Character Building**

*** Newly Refurbished**

*** Available Either to Let or For Sale**

*** Conveniently Located for Coventry Railway Station**

*** 4 Car Parking spaces included if let**





Location:

The subject property is located on Park Road close to the junction with Manor Road. The property benefits from being close to Coventry Railway Station and within walking distance of Coventry City Centre.

Description:

The offices form half of a traditional house, converted to offices.

The building has four floors and benefits from a front and rear access. The Ground floor consists of 4 offices, kitchen and a unisex toilet. The first floor also as 4 offices, kitchen and unisex toilet. The 2nd floor consists of one office. There is also a small basement.

The whole of the property has been refurbished and benefits from UPVC windows and central heating throughout.

The lease will include 4 car parking spaces. There may be additional car parking spaces available. If the property is purchased the owner will benefit from the income form the parking spaces, a number of which are currently let.

The offices are available for immediate occupation.

Accommodation:

	sq. m.	sq. ft.
Ground floor including 4 offices, gallery kitchen and toilet (w.c & wash hand basin)	74.90	806
First floor including 4 offices, kitchen and toilet (w.c & wash hand basin)	70.50	759
Second floor including 1 office	17.00	183
Basement	11.40	123
Total (NIA Approx.)	173.80	1,871
Includes 4 car parking spaces		

Rates:

Office and premises
2023 Rateable Values - £19,250

Rental Deposit/ Guarantor:

The ingoing tenant may be required to provide either a rent deposit or Guarantor or both, subject to the strength of tenant covenant/Landlords discretion.

Tenure:

The property is available to let on a full repairing and insuring lease term of years to be agreed.

Alternatively the freehold of the offices may be purchased.

Rental/Sale Price:

The property is available on the basis of an annual rental of £25,000 per annum exclusive being payable quarterly in advance.

Alternatively the property is available for sale with offers sought in excess of £500,000

Energy Performance Certificate:

EPC Rating: **D (84)**

Services:

We understand the property is connected to all mains services – electricity, drainage and water.

Please note: None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves to their condition and suitability for their requirements.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.



Legal Costs:

The incoming tenant will be responsible for Landlords' reasonable costs.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Contact: David Walton
Email: david.walton@harrislamb.com

Ref: RA156
Date: February 2024

Subject To Contract

