

OFFICE SPACE FOR LEASE



JAMES BRINDLEY HOUSE, COVENTRY CANAL BASIN, COVENTRY, CV1 4LY

Description

The property comprises a first-floor & second-floor office suite situated within James Brindley House, a prominent building located in Coventry's historic Canal Basin. The suites extend to approximately 1,629 sq ft & 1,760 sq ft. The offices benefit from good natural light, kitchen facilities, parking, communal WC facilities, and access via a shared entrance and staircase. The building is well-maintained and offers a professional working environment.

Summary

- Convenient access to Coventry Main Line Railway with direct trains to London
- Shared entrance and staircase
- Good natural light and shared WC facilities
- Close to Coventry city centre and main road networks
- Kitchen space included
- Parking available



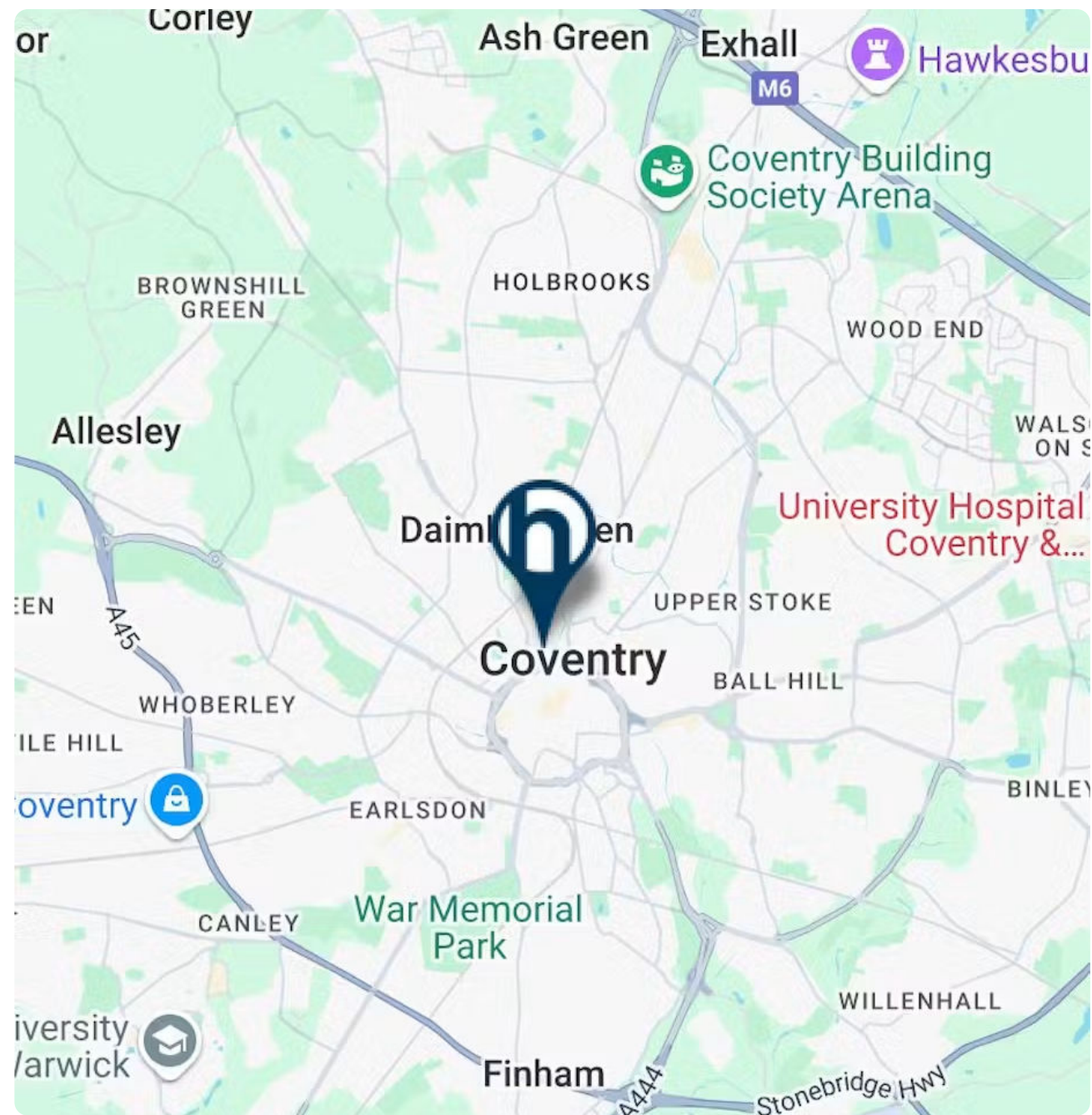
JAMES BRINDLEY HOUSE, COVENTRY CANAL BASIN, COVENTRY, CV1 4LY

To Rent: £10 per sq ft

1,629 to 3,389 sq ft (151.34 to 314.85 sq m)

Location

James Brindley House is located within the Coventry Canal Basin, a distinctive and characterful area just a short walk from Coventry city centre. The Basin is known for its blend of commercial and creative enterprises, offering a unique working atmosphere in a central location. The property is easily accessible from St. Nicholas Street, with convenient links to the A444 and inner ring road, and within close proximity to Coventry Rail Station and other key transport routes.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

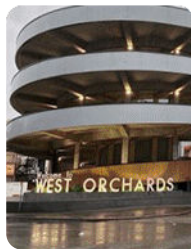
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
1st - Floor	1,760	163.51	£17,600 /annum	Available
2nd - Floor	1,629	151.34	£16,290 /annum	Available
Total	3,389	314.85		

TERMS

Available by way of a new lease direct with the Landlord on terms to be agreed.

RENT

£10 per sq ft

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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Read our latest Barometer

