

Eaton House
Eaton Road
Coventry
CV1 2FJ

ehB
Reeves



ehB Reeves

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Interested in
this property?

Contact

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Office Suites To Let

- Second Floor: 4,222 sq.ft
- Part Fifth Floor: 1,845 sq.ft
- Ninth Floor: 4,222 sq.ft
- Available Immediately
- Town Centre Location
- Adjacent to Intercity Rail Station
- Flexible Lease Terms
- City Centre Amenities Close By

Location

Eaton House is on the southern edge of the city centre, adjacent to Coventry Rail Station. It is also part of the 37 acre site known as Friargate - an office-led mixed use scheme on a scale rarely seen in UK provincial cities. Extending to over 3 million square feet, Friargate will transform Coventry's central business district. Work has now commenced on the initial phase of the scheme which includes a new 200,000 sq ft office building for Coventry City Council.

Coventry city centre benefits from excellent local and national access. All the major Midlands road arteries, M6, M69, M42, M40 and M1 are within comfortable distances with common car journey times of approximately 30 to 55 minutes bringing you into the centres of Birmingham, Leicester and Nottingham.

Immediately adjacent to Eaton House is Coventry mainline Railway Station which provides full national rail links and frequent services with typical journey times of London, 75 minutes and Birmingham International Airport, 20 minutes.

Description & Accommodation

Eaton House is a 12-storey office building at the junction of Warwick Road and the ring road (Junction 6).

There are currently three suites within Eaton House available:

Second Floor - 4,222 sq.ft
Part Fifth Floor - 1,845 sq.ft
Ninth Floor - 4,222 sq.ft

The office scheme comprises communal toilets located on every other floor.

Planning

Class E (Business)

Tenure

New lease is available subject to terms to be agreed.

The landlord will grant a lease outside of the Landlord & Tenant Act for 3 years with a mutual break clause after 2 years.

Rent

Based on £10 per sq ft plus VAT which is applicable.

Rates

To be advised.

Service Charge

A service charge will be levied to cover a proportion of communal costs, including cleaning, maintenance, heating, lifts and fire insurance. The current service charge is £4.75 per sq ft.

EPC

E 111

Legal Costs

Each party to pay their own legal costs in the transaction.

Viewing

Strictly by prior arrangement with ehB Reeves 01926 888181.

