



Units at Generator Hall, Electric Wharf, Coventry, CV1

Suite 2: £5,100 p.a.
Suite 4: £2,160 p.a.

- Work Stations - Space for four desks
- Available now
- Location - Popular canal side location
- Boardroom - Available for use

Description

The properties offered comprise lower ground floor office suites, each part of a range of serviced office spaces within Generator Hall, Electric Wharf. The building is access via secure intercom with communal WC facilities at ground floor level with stairs leading to the lower ground. Communal facilities include a fitted kitchen, break out area with coffee machine and a conference room. A private entrance to suite 2 leads from the kitchen area. The office suites offer modern open plan accommodation, with natural lighting, in good, recently refurbished condition with the benefit of double glazing, electric heating, LED lighting and Category 5 cabling throughout. Visitor parking is available within the development as well as bike storage. Please note that the furniture shown in photographs belongs to the current tenant and is available by negotiation. Currently, there are two available suites within the building - ranging in size as follows:-

Location

Generator Hall is located within Electric Wharf Development, a thriving creative canal-side scheme situated to the north of Coventry City Centre. From Junction 9 of Coventry city centre ring road, the first right turn into Light Lane which leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side. Electric Wharf is in walking and cycling distance of the city centre and main railway station with direct access to London and Birmingham in under an hour.

Accommodation

Suite 2 (NIA): 160 ft² (14.9 m²) - Suitable for approx. 4 desks
Suite 4 (NIA): 49 ft² (4.6 m²) - Suitable for approx. 4 desks

Tenure

The suites are available by way of a licence agreement for a minimum term of 12 months.

Suite 2 has an asking rent of £5,100 p.a.

Suite 4 has an asking rent of £2,160 p.a.

Services

A service charge is also payable to cover:

- Use of common areas
- Electricity (heating & lighting)
- Water
- Internet
- Electric Wharf estate service charges
- Alarm systems (intruder & fire)
- Bi-weekly communal cleaning (may increase as occupancy grows)
- Consumables: tea/coffee, sugar, milk, soap, loo roll, cleaning products
- General maintenance

Viewing

By prior appointment only. Please contact the commercial team: 01386 765700 or commercial@loveitts.co.uk

Energy Performance Certificate

EPC: E(104)

Rateable Value

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs

Incoming tenant to pay a contribution of £200 plus VAT towards creation of the licence agreement.

For further information please email commercial@sheldonbosleyknight.co.uk