

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Location  
Prominent Location



Area  
1,380 sq.ft. Over Two  
Floors



Use  
Flexible Class E Use



Rent  
£20,000 per annum



Parking  
Six Parking Spaces

TO LET

30 Binley Road, Coventry CV3 1JA

## Location:

The property is in an established location amongst other offices and residential properties less than a mile from Coventry City Centre in a prominent position. The A444 dual carriageway nearby provides swift access to the Motorway Network

## Description:

The two storey property has been comprehensively upgraded with new plumbing, electrics and fittings throughout.

The offices have air conditioning and there is a gas-fired central heating system.

The ground floor comprises four offices, kitchen toilet and storage.

The first floor comprises four offices and a toilet.

Click on Property Plan link for floor plans and click on Other link for more photographs.

There are six designated parking spaces on site.

## Floor Area:

|   | AREA SQFT       | AREA SQM      |
|---|-----------------|---------------|
| Ground Floor - Offices, Kitchen and Store | 791.00          | 73.49         |
| First Floor - Offices                     | 589.00          | 54.72         |
| <b>TOTAL</b>                              | <b>1,380.00</b> | <b>128.21</b> |

## Services:

Mains electricity, gas, water and drainage services have been connected. No tests have been applied.

## Rateable Value:

The property is included in the 2023 Rating List with a Rateable Value of £10,750 and £14,750 in the draft 2026 Rating List.

## Terms:

A new lease is available for six years or longer, at a rent of £20,000 per annum exclusive, with rent reviews every three years. The tenant will be responsible for internal and external repairs and decorations and will pay the insurance premium for the property. There will be no security of tenure.

## VAT:

The property has not been elected for VAT and this will not be payable on the rent.

## Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

