

TO LET

163 NEW UNION STREET COVENTRY, CV1 2PL

portal HOUSE

High specification office
space with the convenience
and amenities of a city centre

Total area

167 - 2,533 sq m

1,797 - 27,270 sq ft



CONNECTED | CENTRAL | CORPORATE | COVENTRY

PROPERTY HIGHLIGHTS



Typical floor plate circa 4,550 sq ft



Raised access flooring



Suspended ceilings



Recessed lighting



Air conditioning



Two lifts



Predominantly open plan accommodation



Capable of subdivision



Excellent natural light



Central service risers



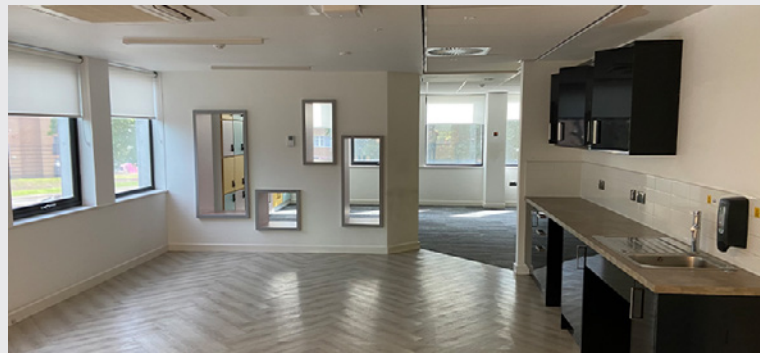
Toilet accommodation on each floor



Modern ground floor reception area

FLEXIBLE FLOOR PLATE

Portal house offers occupiers the ability to meet their requirements by multi-floor, floor or sub-floor letting. Its versatile floor plate enables it to meet business's workspace requirements effectively.



PORTAL HOUSE. THE PREMIUM LOCATION FOR YOUR BUSINESS IN THE HEART OF THE NEW COVENTRY

DESCRIPTION

Portal House offers a high quality office environment that is perfectly positioned in Coventry City Centre.

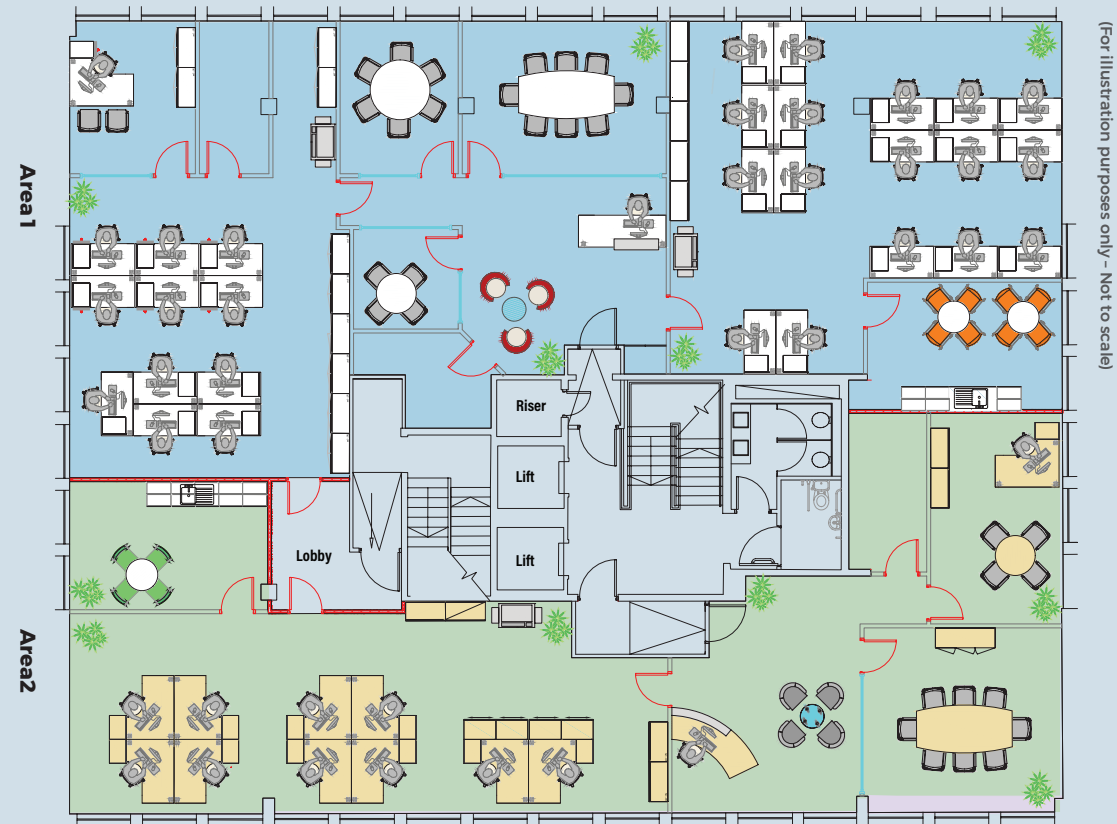
Occupiers will benefit from restaurants, hotels, a vibrant corporate community and high quality public space/pedestrian routes.

Its prominent positioning on New Union Street provides excellent transport links via rail and road.

Portal House offers 6 office floors circa 4,500 sq ft with a versatile floorplate.

The ground floor provides a modern and attractive reception area.

EXAMPLE SPACE PLAN



(For illustration purposes only - Not to scale)

ACCOMMODATION (Area 1) 2,626 SQ FT

- Reception
- 8 Person Meeting Room
- 6 Person Meeting Room
- 4 Person Meeting Room
- 28 Open Plan Workstations

- Office
- Comms Room
- Teapoint
- Post Room

ACCOMMODATION (Area 2) 1,797 SQ FT




- Reception
- 8 Person Meeting Room
- Office
- Teapoint
- 10 Open Plan Workstations

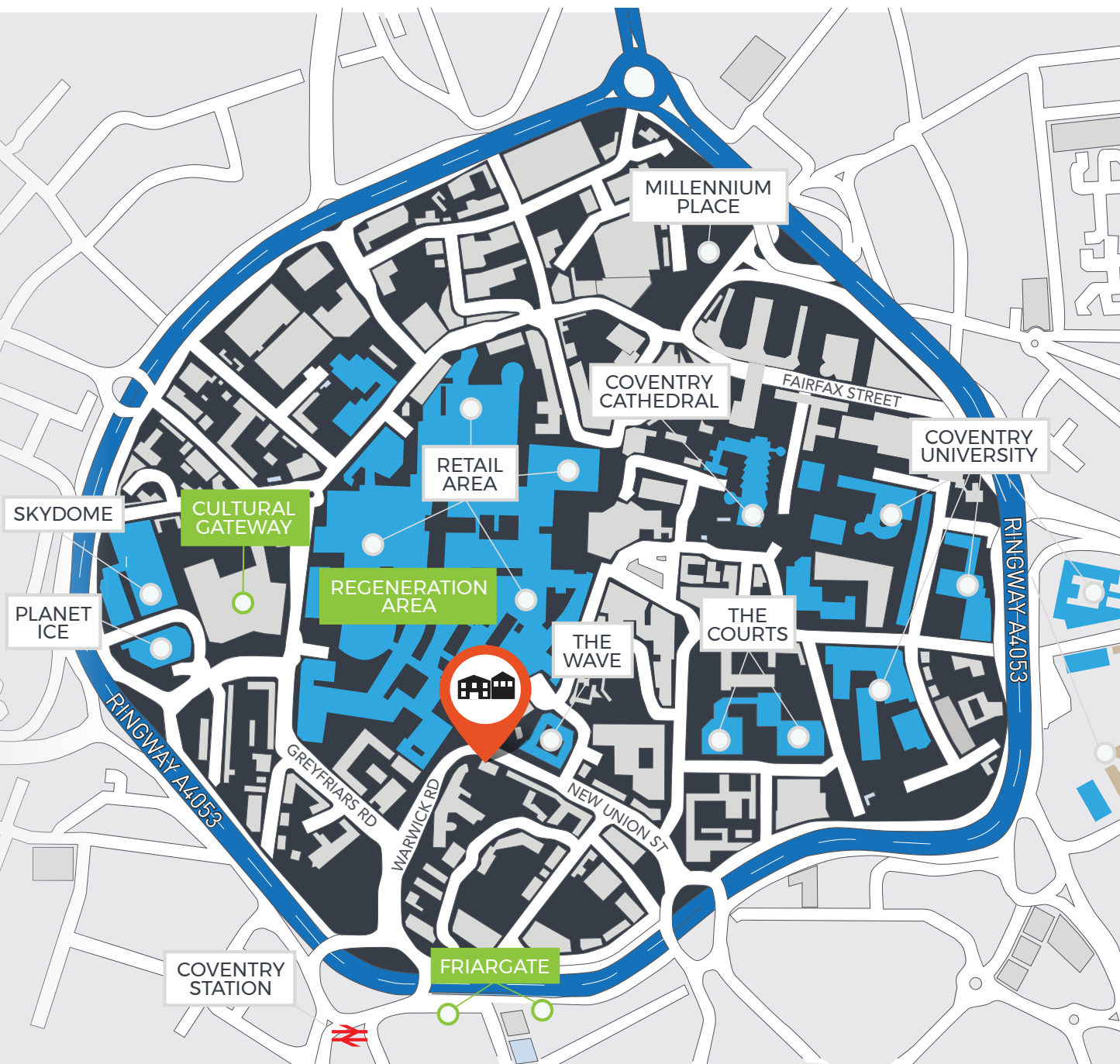
LOCATION

Portal House is prominently located on the corner of New Union Street and Warwick Road, opposite The Wave waterpark and Methodist Central Hall. Notably, the building is in very close proximity to the site of the Coventry City Centre South regeneration scheme which will see the development of 991 new homes and 8,000 sq m of commercial space, phase one of which is due to complete in Summer 2032. Beyond this is Coventry's main retail district.

The property is less than a 10 minute walk to Coventry station and less than a minute's drive from the Coventry ring road.

TRAVEL DISTANCES

	Motorways	
	M6 / M69 Jct 2	4.9 miles
	M42 Jct 4	10.2 miles
	M1 Jct 19	25.9 miles
	M40 Jct 15	12.6 miles
	Airports	
	Birmingham (BHX)	10.9 miles
	Heathrow (LHR)	97.3 miles
	Luton (LTN)	67.4 miles
	Train Station	
	Coventry	0.3 miles
	Birmingham / NEC	10.9 miles
	Birmingham / New Street	19.9 miles
	Euston	94.4 miles



SERVICE CHARGE

To be confirmed.

TENURE

The offices are available by way of a sub-lease or assignment.

EPC

Energy rating and score of B. A copy will be made available upon request.

BUSINESS RATES

Rateable value: £262,500

LEGAL COSTS

Each party is to bear its own legal costs.

VAT

TBC



Viewing by appointment only through the sole agent Bromwich Hardy.

ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations.

We will also require identification documentation, to be arranged.



Ed Bunbury

ed.bunbury@bromwichhardy.com

02476 308 900

07385 662520



Mark Booth

mark.booth@bromwichhardy.com

02476 308 900

07497 150 632



www.bromwichhardy.com

Bromwich Hardy

1 The Cobalt Centre

Siskin Parkway East

Middlemarch Business Park

Coventry CV3 4PE

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2025