

OFFICE FOR LEASE / SALE



UNIT C12, GENERATOR HALL, ELECTRIC WHARF, COVENTRY, CV1 4JL

For Sale: Offers in the region of £225,000

To Rent: £18,000 per annum

1,291 sq ft (119.94 sq m)

Description

The unit is part of the Generator Hall Development, immediately to the right of the main gated entrance, which is controlled via a keypad entry system. The office has a telephone and keypad entrance, with a meeting room / office on the ground floor, with w/c facilities.

The lower ground floor houses the main office area with kitchen facilities. The office is fully double glazed, has category five cabling throughout, has LED lighting and air conditioning. There are 5 car parking spaces within the purpose built multi-storey car park.

Summary

- Self contained office space on two levels with Air Conditioning and LED lighting
- Highly secure mixed use office and residential development
- Close proximity to Coventry City Centre
- Fashionable space in award winning regeneration project
- Potential business rates relief
- 5 Parking Spaces



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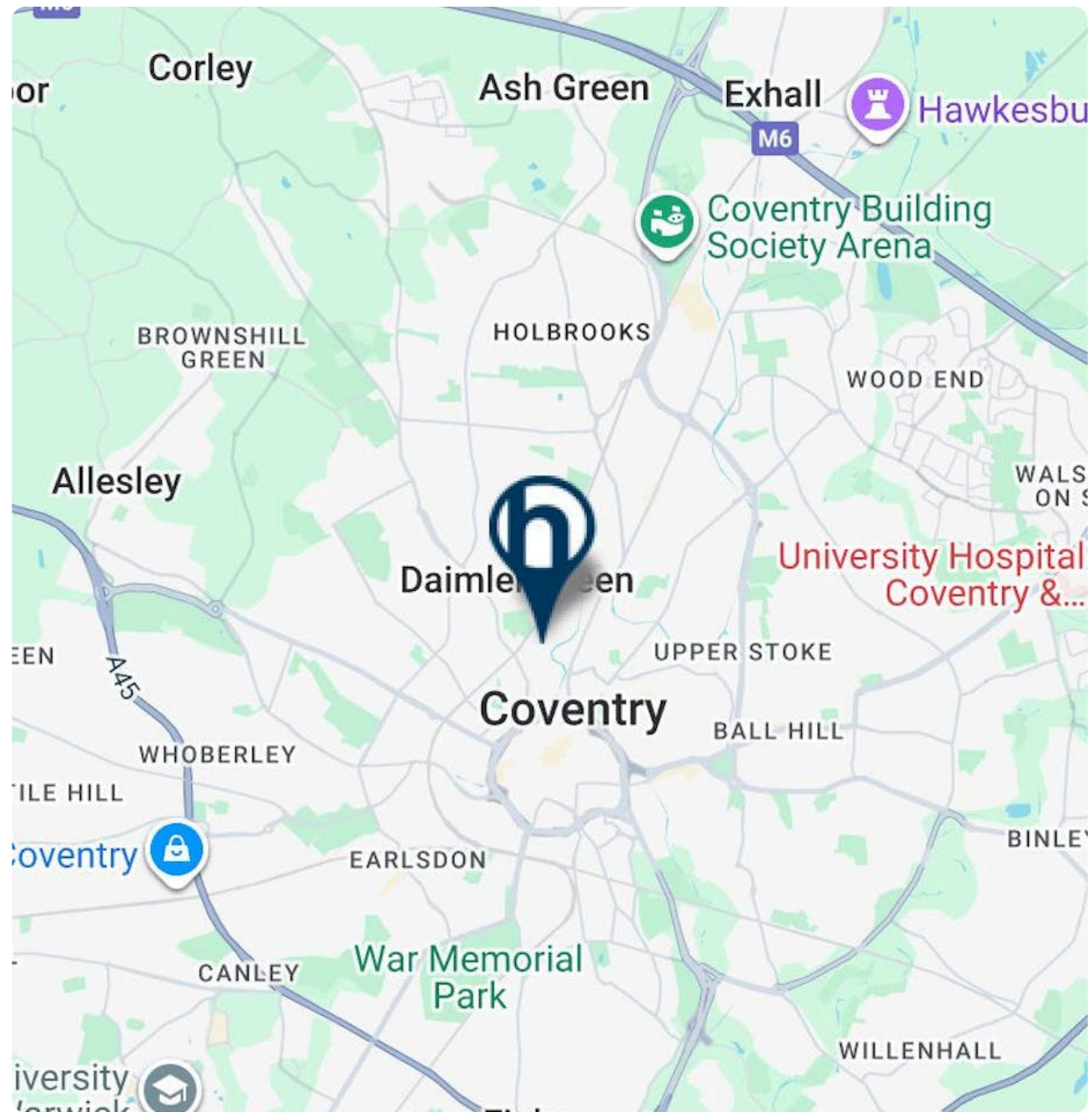
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Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry City Centre. Generator Hall is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this established commercial hub. From junction 9 off the Coventry City Centre ring road the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side before the turning into Widdrington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.



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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.

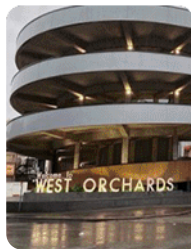
Population: 345,324 (2021)

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.



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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Floor Office	279	25.92	-	Available
Lower Ground - Floor Office	1,012	94.02	-	Available
Total	1,291	119.94		

TERMS

The property is available to let or the long leasehold is available to purchase for £225,000 which has 128 years remaining.

RENT

£18,000 per annum

EPC

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BUSINESS RATES

Rateable Value: £12,400

LEGAL FEES

Each party to bear their own costs

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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