

TO LET

**Substantial Semi-Detached Office
with Excellent Parking
Close to the City Centre**

**15 QUEENS ROAD
COVENTRY
CV1 3DE**



**TOTAL GIA: 287 SQ M (3,089 SQ FT)
Large Rear Car Park**

- **Well Presented Accommodation over 3 Floors and Cellar**
- **Located on the West Side of the Ring Road close to City Centre and the Rail Station**

RENT: £32,000 per annum

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

Queens Road is located just outside the Coventry ring road within one mile of the city centre. The main line rail station, new Friargate development and the Central Six retail park are all within close proximity.

Coventry has benefited from major changes within recent years, not only aided by its strategic location within the Midlands motorway network but also the growth of the automotive industry, in particular Jaguar Land Rover and both Warwick and Coventry Universities which has resulted in a major expansion of student accommodation offered by the conversion of '70s office style buildings in and around the city core.

DESCRIPTION

The property comprises a large semi-detached building providing accommodation of 3,089 sq ft over basement, ground and two upper floors. Construction is of brick with cement rendered front elevation, a multi pitched clay tiled roof with side dormer and a flat felted roof with inset roof lights to the rear single storey extension. Windows are principally UPVC double glazed.

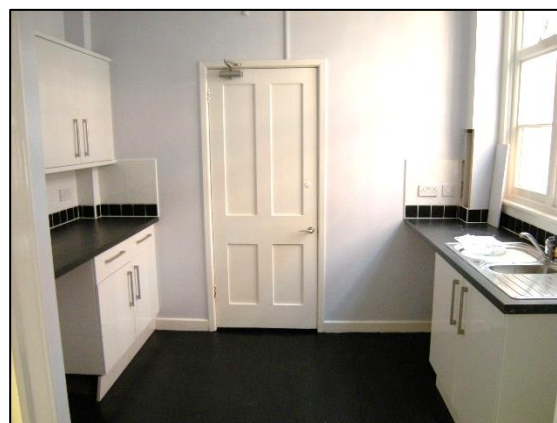
The building comprises well-appointed office accommodation incorporating some air-conditioning. Security screens are fitted to the front and rear with security bars to the smaller ground floor windows. A Worcester gas boiler serves radiators within the principal areas.

There is a substantial tarmacadam car park to the rear with approximately 15 spaces.

ACCOMMODATION

	Sq m	Sq ft
<u>Ground Floor</u>	149.56	1,610
Entrance porch		
Reception area		
Front Meeting Room		
Stores		
Open plan rear office		
Kitchen		
<u>First Floor</u>	93.71	1,008
Four offices		
Landing areas		
Ladies and Gents toilets		
Comms room		
Rear store room		

	Sq m	Sq ft
<u>Top Floor</u>		
Landing with store off		
Two offices with stores off		
<u>Cellar</u>	12.4	133.5
(Net Useable)		
TOTAL AREA	287.04	3,089



OUTSIDE

Forecourt area. Tarmacadam surfaced rear car park with spaces for approximately 15 vehicles.



LEASE

Available on a new lease on full repairing and insuring terms.

PLANNING

The current use is offices/B1 Business Use.

SERVICES

All mains services are connected. Gas central heating is installed with radiators situated within the principal rooms, served by a boiler on the second floor.

RATEABLE VALUE

Description - Offices and premises
Rateable Value - £26,000

The current Uniform Business Rate (2018-2019) is 49.3p in the pound.

VAT

It is understood that VAT will not be applicable.

EPC

E-102.

VIEWING

By prior arrangement with Reeves & Partners on Tel: 01926 427100.

Contact: Catherine Macon / Richard Pomfret

