

**TO LET**  
**OFFICE SUITES**

**AT**  
**EATON HOUSE**  
**EATON ROAD**  
**COVENTRY**  
**CV1 2FJ**



**SUITES AVAILABLE FROM**  
**105 SQ M (1,135 SQ FT)**  
**(EACH FLOOR PLATE: 392 SQ M (4,222 SQ FT))**  
**RENTAL: £8 PER SQ FT (REFURBISHED SPACE)**

**Viewing:** By prior appointment 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, fixtures 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.

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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, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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.

## Eaton House, Eaton Road, Coventry

### LOCATION

Eaton House is on the southern edge of the city centre, adjacent to Coventry Rail Station. It is also part of the 37 acre site known as Friargate - an office-led mixed use scheme on a scale rarely seen in UK provincial cities. Extending to over 3 million square feet, Friargate will transform Coventry's central business district. Work has now commenced on the initial phase of the scheme which will include a new 200,000 sq ft office building for Coventry City Council.

Coventry city centre benefits from excellent local and national access. All the major Midland road arteries, M6, M69, M42, M40 and M1 are within comfortable distances with common car journey times of approximately 30 to 55 minutes bringing you into the centres of Birmingham, Leicester and Nottingham.

Immediately adjacent to Eaton House is Coventry mainline railway station which provides full national rail links and frequent services with typical journey times of London, 75 minutes and Birmingham International Airport, 20 minutes.

### DESCRIPTION

Eaton House is a 12 storey office building at the junction of Warwick Road and the ring road (Junction 6). A car park for the specific use of the building is directly opposite on Warwick Road.

### ACCOMMODATION

	<b>Sq.m</b>	<b>Sq.ft</b>
1 <sup>st</sup> floor*	392	4,222
2 <sup>nd</sup> floor*	392	4,222
3 <sup>rd</sup> floor (open plan - fully refurbished)	392	4,222
4 <sup>th</sup> floor	392	4,222
Part 5 <sup>th</sup> floor	186	2,000
Part 8 <sup>th</sup> floor	135	1,457
9 <sup>th</sup> floor (mainly partitioned) <b>NOW LET</b>	392	4,222
Part 10 <sup>th</sup> floor	105	1,135
11 <sup>th</sup> floor (mainly partitioned)	392	4,222
12 <sup>th</sup> floor*	392	4,222

(\*Floor requires refurbishment)

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**Eaton House, Eaton Road, Coventry**



**RATING**

**Rateable Value (2017)**

Part 5 <sup>th</sup> floor	£15,250
Part 8 <sup>th</sup> floor	£11,500
Part 10 <sup>th</sup> floor	£9,500

An indicative rateable value for one whole floor is circa £29,000.

The current UBR for 2018–2019 is 49.3p in the pound.

**LEASE**

New leases are available expiring on 25 December 2018.

However, the landlord may grant leases outside of the Landlord & Tenant Act for 3 years, with annual breaks.

**RENTAL**

Based on £8 per sq ft for refurbished offices.

**VAT**

VAT is applicable.

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**SERVICE CHARGE**

A service charge will be levied to cover a proportion of communal costs, including cleaning, maintenance, heating, lifts and fire insurance. The current service charge is £4.75 per sq ft.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Asset Rating is E, 111.

**LEGAL COSTS**

Each party to pay their own legal costs in the preparation and stamping of the lease.

**VIEWING**

Strictly by prior arrangement with Reeves & Partners (01926 427100).

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