

TO LET

(ON BEHALF OF COVENTRY CITY COUNCIL)

**SELF CONTAINED OFFICE BUILDING
WITH ATTRACTIVE CANALSIDE LOCATION
AND DEDICATED PARKING**

AT

**11a CANAL BASIN
COVENTRY
CV1 4LY**



- **72 sq.m / 780 sq.ft over first and second floors**
 - **Private car park with 2 spaces**
 - **Easy pedestrian access to City Centre**

RENT £8,580 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, 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.

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.

11a Canal Basin, Coventry, CV1 4LY

LOCATION

The Coventry Canal Basin is situated a short walk from the City Centre immediately to the north of Ringway St. Nicholas. There is easy pedestrian access through the Ringway into Bishop Street, while vehicular access is either from the Foleshill Road (B4113) and Leicester Row, or via the Radford Road (B4098) turning into Sandy Lane and St. Nicholas Street.

The offices directly overlook the terminal of the Coventry Canal within what is an attractive environment comprising a mix of residential, offices and small retail uses.

The Coventry Telegraph recently occupied 5,767 sq ft offices at Thomas Yeoman House on the east side of the Canal Basin.

DESCRIPTION

Office 11a comprises an individual suite at the northern end of John Sinclair House, with private entrance and access directly from the canalside via stairs to first and second floor accommodation. The offices incorporate a fitted kitchen and toilet with a Worcester gas boiler serving radiators in the principal areas.

ACCOMMODATION

	Sq.m	Sq.ft
First Floor Office with kitchen and toilet	37.8	407
Second Floor Office	34.6	373
TOTAL	72.4	780

RATEABLE VALUE

Rateable Value: £6,365

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

TENURE

The offices are available by way of lease for a preferred minimum period of 3 years on full repairing and insuring terms.

RENT

£8,580 per annum plus VAT payable quarterly in advance.

RENT BOND

A quarters rent bond to be paid by the tenant at the commencement of the lease.

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SERVICE CHARGE

The estimated Service Charge for 2017-2018 is £1,177.94.

ENERGY PERFORMANCE CERTIFICATE

C - 63.

PARKING

The development benefits from its own private car park immediately to the north of John Sinclair House with access from Drapers Field. 2 car parking spaces are available with the offices.

LEGAL COSTS

Each party to be responsible for their own legal costs in the preparation and stamping of the lease.

VIEWING

Strictly by prior arrangement through Reeves & Partners.

