

TO LET
ON BEHALF OF COVENTRY CITY COUNCIL

**SECOND FLOOR
OFFICE SUITE**

AT

**JOHN SINCLAIR HOUSE
CANAL BASIN
COVENTRY
CV1 4LY**



72.3 SQ M (779 SQ FT)

- **Attractive working environment overlooking Canal Basin**
 - **Lift access**
 - **2 car parking spaces**
- **Easy pedestrian link to City Centre**

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.

Second floor office, John Sinclair House, Canal Basin Coventry

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

Second floor office at John Sinclair House comprising a self-contained office suite with own kitchen facilities. Shared toilets. The office is mainly partitioned

John Sinclair House adjoins James Brindley House and provides attractive self-contained offices of character with access from canal side. There is lift access to both floors.

PARKING

A dedicated car park is close by with 2 car parking spaces available for the suite.

TENURE

The office is available by way of lease for a preferred minimum of 5 years on internal repairing and insuring terms.

RENTAL

£10.00 per sq.ft exclusive.

VAT

VAT will be charged on rent.

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SERVICE CHARGE

The estimated Service Charge (2017-2018) applicable to the office, which includes the building insurance, is as follows:

Second Floor Suite: £4,691.63 per annum

The service charge covers: energy costs, building repairs & maintenance, trade refuse, security and canal basin maintenance.

RATEABLE VALUE

There is currently a single rating assessment for both second floor suites, therefore the rates will need to be separately reassessed.

The estimated rateable value for this suite is £7,400.

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

ENERGY PERFORMANCE CERTIFICATE

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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.