

For Sale

Office



**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

## Unit 3 & 4 First First Floor

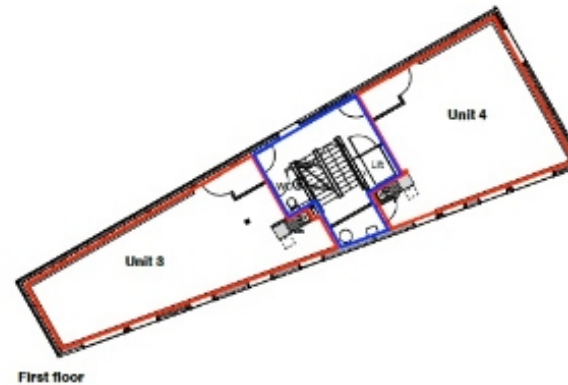
The Cable Yard, Electric Wharf, Coventry CV1 4HA

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📦 553 - 1,170 Sq Ft  
💷 £95,000 - £190,000 For the leasehold

## Key Features

- Flexible Office Space in Popular Office Development
- Interesting features in landscaped mixed use development
- There are four parking spaces, with two per office and plenty of visitor parking
- Walking distance to Coventry City Centre
- Highly secure office development



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### Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry city centre. The Cable Yard is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this 'established and vibrant' area. From junction 9 of 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

### Description

Unit 3 and Unit 4 occupies the first floor office accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, controlled via a keypad entry system. The building was constructed in 2006 as a high eco value building, with both fire and security alarms, along with a shared entrance at ground floor. The unit is fully double glazed, with electric fired central heating, air conditioning, Category 5 cabling throughout, a shower and a shared WC per floor. Unit 3 and 4 also benefits from 2 specific car parking spaces each and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

### Accommodation

Area	Sq Ft	Sq M
Unit 3	617	57.32
Unit 4	553	51.37
<b>Total</b>	<b>1,170</b>	<b>108.69</b>

### Business Rates

The Rateable Value for Unit 3 is £8,000, Unit 4 is £7,500.

This is the rateable value for the units. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

### Tenure

Sale of a new 150 year lease of Unit 3 and Unit 4

### VAT

This property is registered for VAT (Value Added Tax)  
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### Anti-Money Laundering

With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

The units are responsible for a service charge that is collected quarterly, the service charge is made up of costs for the communal areas of the building and the estate and is currently £2,700 per year, per unit. However the landlord is currently working on significantly reducing, more information can be provided if necessary

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.



### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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#### Charlie Glover

Contact us with any queries about the property or to book a viewing

024 7630 8900

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