

STEPHEN PARRY & COMPANY

cartwright

hands



TO LET

Net Internal Area: 161.76 sq. m. (1,742 sq. ft.)

Anker House, Coton Road, Nuneaton
Warwickshire, CV11 5TQ

Well located prominent B1 offices with car parking situated in
Nuneaton town centre

Location

Nuneaton is a well-established commercial and industrial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The Town benefits from its proximity to the M6 and M69 Motorways, as well as regular rail services to London and the north.

The subject premises are located on Coton Road, within Nuneaton Town Centre and with easy access to major arterial routes such as the A444 Roanne Ringway and A4102 Queens Road. The premises are also in close proximity to the Ropewalk Shopping Centre, Lloyds bank and Nuneaton town hall.

Description

The subject premises comprise of traditionally constructed three storey offices with suspended ceiling, inset lighting and carpeting throughout, as well as gas central heating. The ground floor comprises of a reception area with receptionist office off, training room and two inter-communicating offices with kitchenette and disabled W.C. Stairs lead up to four offices, kitchenette and W.C. Second floor has two offices and achieve storage. To the rear is a ramped disabled / pedestrian access and parking for 4 cars.

Accommodation

The accommodation briefly comprises: -

Ground Floor: 68.75 sq. m. (740 sq. ft.) - incorporating kitchenette & disabled W.C. facilities

Ground Floor Rear Offices: 30.12 sq. m. (324 sq. ft.)

First Floor Offices / Storage: 62.89 sq. m. (677 sq. ft.)

Total Net Internal Area: 161.76 sq. m. (1,742 sq. ft.)

Terms

The premises will be made available on a new fully repairing and insuring lease for a term of years to be agreed but to be no less than three years.

Rent

Price on application.

Rateable Value

We are advised by the VOA website (www.vo.gov.uk) that the Rateable Value for the whole of the property is £11,750.

Prospective tenants are advised to make their own enquiries to Nuneaton & Bedworth Borough Council (Tel: 024 76376376) to verify the current rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

EPC

We understand from our own enquires that the property currently has an EPC rating of E:124. A copy of the EPC is available for inspection.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred in connection with this transaction.

STEPHEN PARRY & COMPANY

1 Binswood Street,
Royal Leamington Spa,
Warwickshire, CV32 5RW

Contact: Stephen Parry
T: +44 (0)1926 883 311
E: stephen.parry@stephenparry.co.uk
www.stephenparry.co.uk



NUNEATON OFFICE: 59 Coton Road,
Nuneaton, CV11 5TS

COVENTRY OFFICE: 121-123 Union Street,
Coventry, CV1 2NT

Contact: Guy Hands
T: +44 (0)2476 350 700
E: grh@cartwrighthands.co.uk
www.cartwrighthands.co.uk

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