

For Lease

Office



6 Queen Victoria Road

Coventry, CV1 3JH

BROMWICH
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024 7630 8900
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2,609 Sq Ft
£425,000 Offers in Excess of

Key Features

- Period office building
- Parking for up to 14 vehicles.
- Excellent central location
- A short walk from Coventry Station
- Development potential



6 Queen Victoria Road, Coventry, CV1 3JH



Location

The property is situated towards the end of Queen Victoria Road i just outside of the city centre and very close to the ring road. The train station is also close by, providing direct routes to London & Birmingham. Coventry also has great access to and from the M1, M6 & M40 motorways.

Description

The property comprises a semi-detached office building with an onsite parking area. The whole site is 0.095 acres.

The building is of brick construction with a flat tile cross gable roof. Internally, the building is mostly carpeted but with a mosaic tiled floor in the entrance hallway. There are offices on the ground, first and second floors, with the basement being used for storage. There is a kitchen / breakout area on the ground floor and two WCs on the first and ground floors.

Externally, there is a tarmacadamed parking area to the south of the building and continuing round to the rear / west, with space for approximately 12-14 vehicles. There is ample on-street parking nearby.

Accommodation

Area	Sq Ft	Sq M
Basement	276	25.64
Ground Floor	930	86.4
First Floor	806	74.88
Second Floor	597	55.46
Total	2,609	242.38

EPC

This property has an EPC rating of D77.

VAT

The property is not registered for VAT (Value Added Tax).

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



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.



David Penn

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

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Charlie Glover

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