

For Sale

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
<b>Total</b>	<b>2,609</b>	<b>242.38</b>

## EPC

This property has an EPC rating of D77.

## VAT

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

**6 Queen Victoria Road, Coventry, CV1 3JH**



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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