

Under Offer

Office



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

## Unit 1 & 2 Ground Floor

The Cable Yard, Electric Wharf, Coventry CV1 4HA

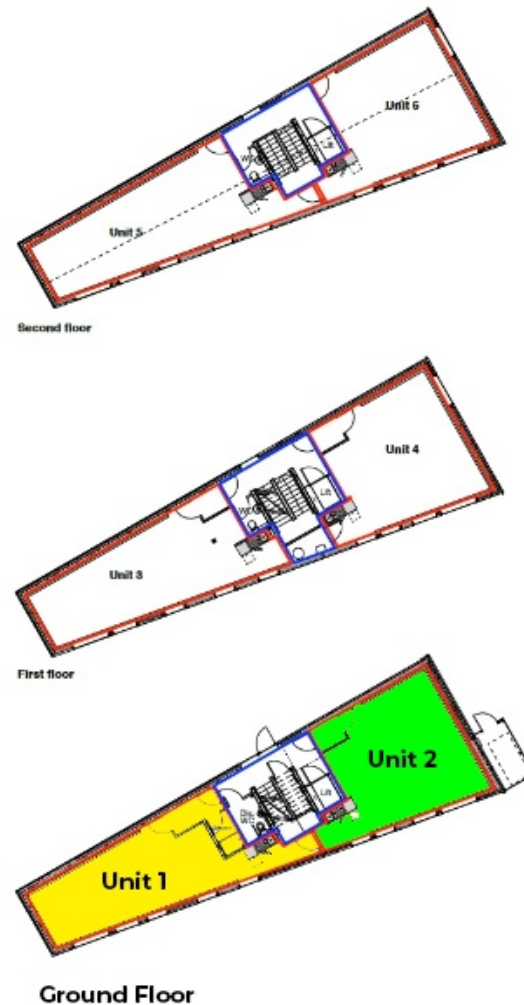
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- 📦 588 - 1,148 Sq Ft
- £ £95,000 - £190,000 For the leasehold/  
£9,000 - £18,000 Per Annum



## Key Features

- Highly secure 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
- Potential business rates relief when taking a singular office
- Virtual Tour:  
<https://my.matterport.com/show/?m=vF7vm1bhDs2>



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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 1 and Unit 2 occupies the ground 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 kitchen unit with fridge and dishwasher, a shower and a shared WC per floor. Unit 1 and 2 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 1	588	54.63
Unit 2	560	52.02
<b>Total</b>	<b>1,148</b>	<b>106.65</b>

## Business Rates

The Rateable Value for Unit 1 is £8,000, Unit 2 is £7,400.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7133422000>

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

Internally Repairing and Insuring Lease for a term no less than 2 years

## EPC

Rating of E

**VAT**  
Unit 1 & 2 Ground Floor, The Cable Yard, Electric Wharf, Coventry, West Midlands, CV1 4HA  
(This property is registered for VAT (Value Added Tax)).

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

The landlord requires a contribution of £350 + VAT towards the production of the lease



## 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

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