

For Lease

Office



First Floor

1 Harnall Row, Coventry CV1 5DR

BROMWICH
ARDY
024 7630 8900
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📦 968 Sq Ft
💷 £16,000 Per Annum

Key Features

- Open plan first floor office
- Keypad and intercom entry door system & alarm
- Attractive timber frame features, internally and externally
- Close to Coventry University
- Next to Sainsbury's Local
- Kitchen and toilet facilities
- Applicable for small business rates relief.
- 2 parking spaces



First Floor, 1 Harnall Row, Coventry, West Midlands, CV1 5DR



Location

The property occupies a corner plot at 27 Far Gosford Street at ground floor level and 1 Harnall Row at first floor, found to the Western end of Far Gosford Street, which lies approximately 500 metres from the City Centre ring road. Far Gosford Street is one of the few streets in Coventry where much of the historic architecture remains, following the heavy bombing of Coventry in the Second World War, therefore it is of special interest to the character of Coventry. Harnall Row is a minute's walk from Coventry University and 3 minutes' drive to the A444.

Description

The two storey recently constructed building comprises quality, modern offices at first floor. The building is a new oak framed structure built off a concrete slab and strip foundations, the oak frame is expressed both externally and internally with brick infill panels and on the first floor are oak framed double glazed windows. The insulated pitched roof of this area is covered by natural slate with cast iron rainwater goods in a traditional manner.

Internally, skirting trunking provides power sockets and a route for data cabling by the occupier. Heating and comfort cooling is provided by ceiling mounted electric units with chiller plant on the rear wall. Two toilets and kitchenette facilities are also installed. The units benefits from LED lighting, alarm system, keypad and intercom entrance.

Business Rates

The rateable value is £9,900. Small business rates relief is therefore applicable.

Tenure

New Fully Repairing and Insuring Lease for a minimum unbroken term of three years.

EPC

Rating of B46



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



Service Charge

Current year service charge budget of £1,200 + VAT.

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.



Mark Booth

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

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