



Electric Wharf, Coventry, CV1 4JU

Loveitts

PART OF **SHELDON BOSLEY KNIGHT**

£12,000 Per
Annum

- To Let or For Sale
- £12,000 pa or £150,000
- Available From September 2025

- Well Presented Accommodation
- Two Parking Spaces

Property Description

Unit 18 comprises a first floor office suite with lift and stair access. There is an open plan office with a private office, kitchen area and toilet. There are floor boxes for data and power points and electric underfloor heating is installed.

There are 2 allocated parking spaces in the scheme.

A Service Charge is levied to cover maintenance and upkeep of common parts within the building and scheme. Further details available upon request.

Location

The property is located within the Electric Wharf complex, between Sandy Lane and Foleshill Road, just to the north of Coventry City Centre and the Inner Ring Road.

Rates

The property is included in the current Rating List with a Rateable Value of £8,800. These are not the rates payable and prospective occupiers are recommended to make their own enquiries with the local authority for verification.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs

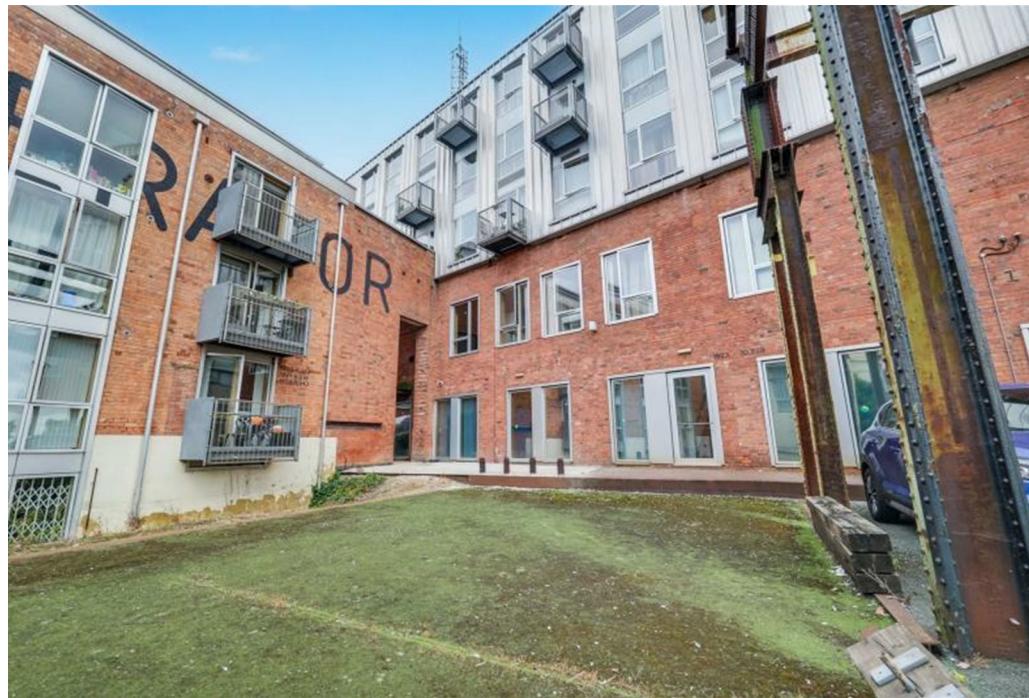
For a letting the tenant will be responsible for both parties costs. For a sale, each party will pay their own costs.

Lease Comments

A new lease is available at £12,000 per annum for 6 years, or longer with rent reviews every 3 years. The tenant will be responsible for internal repairs, decorations and reimbursement of the insurance premium. Alternatively, the long leasehold interest is available at £150,000

Important Notes

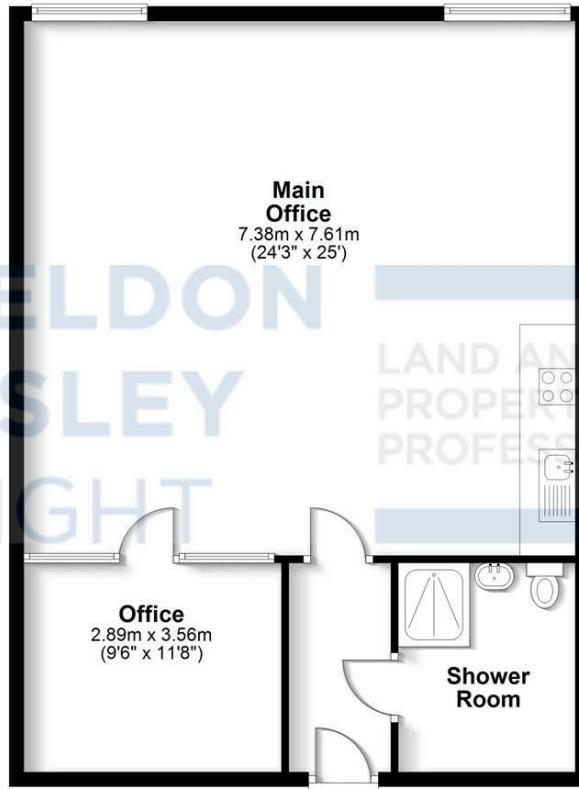
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan

First Floor

Approx. 78.9 sq. metres (849.2 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS