



Grosvenor Road, Coventry, CV1 3FE

£8,500 Per Annum

- Approx 608ft²
- Edge of Coventry city centre location
- Self-contained office / commercial unit
- Walking distance to Coventry Railway Station

Description

The property comprises a self-contained commercial unit, suitable for office or similar professional use. Internally, the accommodation provides a practical office layout, with a main working area and access to ancillary facilities, offering a functional and flexible space for a variety of occupiers. The self-contained nature of the unit allows for independent access and privacy, making it well suited to small businesses, start-ups or consultancy uses. The premises offer an affordable and conveniently located workspace within close proximity to Coventry city centre.

Location

Situated on the edge of Coventry city centre, within a well-established mixed commercial and residential area. Grosvenor Road is conveniently positioned within walking distance of the main retail core, as well as Coventry Railway Station, providing excellent access for both staff and visitors. The property benefits from strong connectivity, with easy access to Coventry's ring road and onward links to the A45, A46 and the wider motorway network including the M6 Motorway. The surrounding area is popular with small businesses and professional occupiers due to its central location and accessibility.

Service Charge

Service Charge: £1,000 Per Annum.

Services

The property is connected to: Gas, electric, water and drainage

VAT

This property is not elected for VAT

EPC

EPC: 109 - E

Business Rates

The current business rates are suggested to be: £5,500. You are advised to make your own enquiries into this.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Legal Costs

Each Party will be responsible for their own costs in association with the transaction.

Important Notes

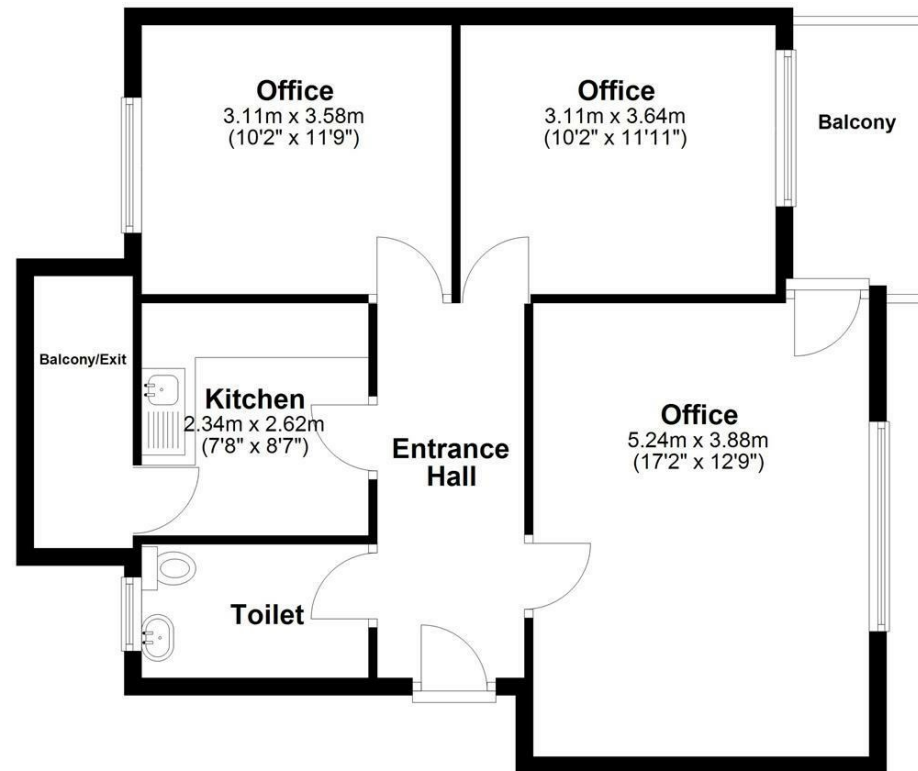
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually 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

Ground Floor

Approx. 69.2 sq. metres (745.3 sq. feet)
(excluding Balcony)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

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