



Little Park Street, Coventry, CV1 2JZ

£24,000 Per  
Annum

- Spacious Office
- Service Charge

- 2755ft<sup>2</sup> (253.16m<sup>2</sup>)
- City Centre Location

### Location

Prominently situated on Little Park Street, in the heart of Coventry city centre. The property occupies a highly accessible position within the main business and retail district, surrounded by a wide range of amenities including shops, cafés, restaurants and professional services. The location is within close walking distance of key city centre destinations including Coventry Cathedral, the main shopping areas and Coventry University, which contributes to strong daily footfall and a vibrant commercial environment. Transport connectivity is excellent, with Coventry Railway Station located nearby, providing direct services to Birmingham, London and beyond. The property also benefits from easy access to Coventry's ring road, linking to the A45, A46 and the wider motorway network including the M6 Motorway, making it an ideal location for city centre office occupation.

### Description

This bright and spacious office suite offers a productive working environment ideal for small to medium-sized businesses, startups, or satellite teams. Located within a characterful and established commercial building, the space benefits from ample natural light, creating an inviting atmosphere for both employees and visiting clients. The office is easily accessible via lift and stairs, ensuring convenience for staff and guests alike. Sun Alliance House is situated in a prime Coventry location, placing you within close proximity to the city centre, key transport links, and a wide range of local amenities including cafés, shops, and parking facilities. Whether you're looking to expand, relocate, or establish a presence in Coventry, this second-floor office provides a practical and professional base to support your business growth.

### Accommodation

2755ft<sup>2</sup> (253.16m<sup>2</sup>)

### Services

The property is connected to: Water, Drainage, Electricity

### Service Charge

Annual service charge is suggested to be : £15,425.52 approx

### EPC

EPC: C - 75

### Business Rates

The current rateable value is suggested to be: £19,750

### Viewings

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

### Important Information

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