

# 22-23 Bayley Lane

COVENTRY

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



Located in the heart of Coventry city centre, the area offers excellent connectivity to major transport links, including the M6 motorway and Coventry railway station, facilitating easy access for clients and employees alike. Bayley Lane offers a unique blend of historical charm and modern business amenities, making it an exceptional location for commercial office space.







- Modern office amenities
- High-speed broadband
- Meeting rooms
- 24-hour access
- Available fully furnished or unfurnished









➤ Situated in the heart of England, Coventry offers excellent connectivity via major motorways (M6, M1, M40, M69) and is just an hour from London by train.

➤ Short-term and rolling contracts allow businesses to scale up or down without long-term commitments.

➤ Move-in ready spaces with modern furniture, meeting rooms, and breakout areas—no setup required.

➤ Access to ultrafast broadband and telecom services to keep teams connected and productive.











### **Services**

All mains services are connected to the building (Water, Electricity and Drainage).

### **VAT**

The property is elected for VAT and therefore, VAT will be charged as additional.

### **Tenure**

Bayley Lane caters to a range of business needs, offering office spaces suitable for teams of various sizes, from individual professionals to larger organisations. Leases are available on short and medium term lengths to be negotiated.

### **Energy Performance Certificate**

EPC Rating: 106 E.

### **Legal Costs**

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

### **Viewing**

Viewing arrangements via sole agent. Please call Loveitts Commercial on 024 7622 8111 (Option 2) or email [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)





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