

For Lease

Office



2nd Floor 21 Warwick Row Warwick Gate

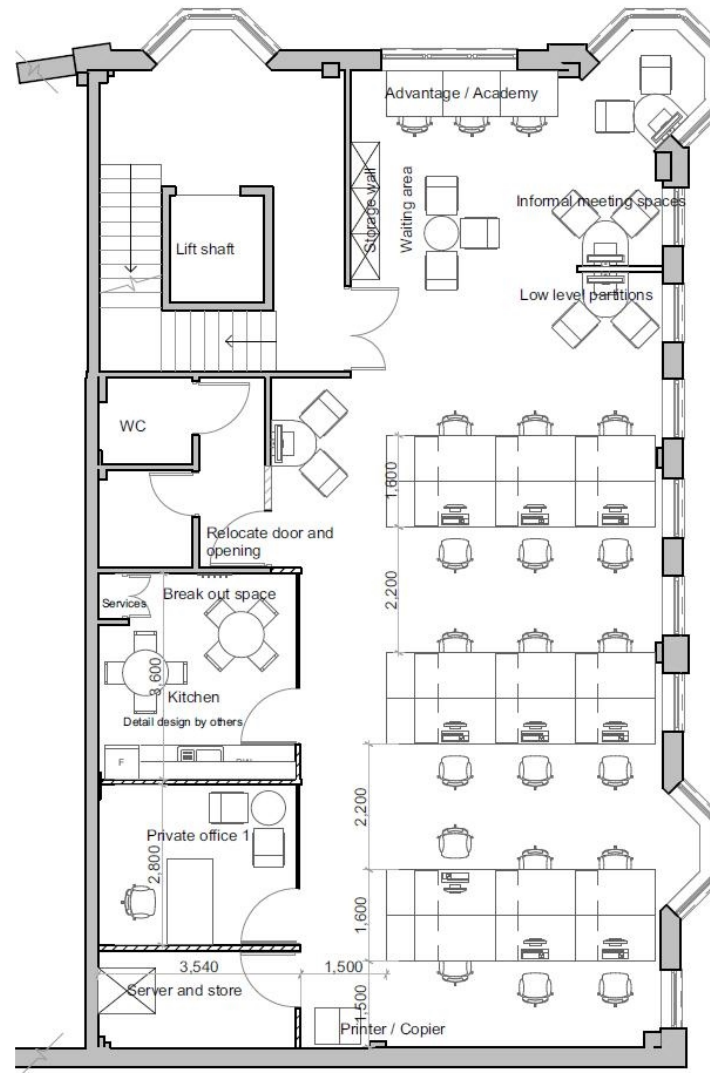
Coventry, CV1 1ET

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

📦 1,497 Sq Ft
💷 £24,900 Per Annum

Key Features

- Ample Natural Light
- City Centre Location
- Raised underfloor boxing
- Built-in Meeting Room
- Lift and Stair Access
- 2 car parking spaces in secure basement car park
- Fully Fitted Office that's Ready to Go



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Location

The property is strategically located on the southern side of Coventry City Centre along Warwick Row, near its intersection with Greyfriars Road. Positioned close to Junction 6 of the City Centre Ring Road, it offers excellent connectivity across the city and the wider region. Additionally, the premises are within a short walking distance of Coventry's main railway station, the Friargate business district, and the City Centre South retail development, ensuring convenient access to key transport links, commercial hubs, and retail amenities.

Description

This second-floor office is ideally located in Coventry City Centre and features excellent natural light and views. The space includes LED motion lighting, two bathrooms, underfloor trunking, an internal meeting room, lift and stair access, a server room, and the option to retain existing furniture. It is fully air-conditioned for both heating and cooling, with a separate kitchen and generous breakout space. Additionally, the property includes two secure underground parking spaces. The office space is available fitted with the current furniture in situ.

Business Rates

Current Rateable Value: £18,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/11389346000>

Tenure

Available by way of assignment of the current lease which runs to 3rd October 2028. No further rent reviews.

The current lease benefits from a photographic schedule of condition. The lease is within the protection of the Landlord and Tenant Act.

EPC

Available upon request.

VAT

This property is registered for VAT (Value Added Tax).

**2nd Floor 21 Warwick Row Warwick Gate,
Coventry, CV1 1ET**

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



Service Charge

The current service charge is £2,740 per quarter.

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.



Caine Gilchrist

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

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Rob Lord

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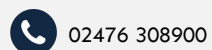
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