

OFFICE FOR LEASE



12A CANAL BASIN, COVENTRY CANAL BASIN, COVENTRY, CV1 4LY

To Rent: £9,394 per annum

854 sq ft (79.34 sq m)

Description

The property comprises a first and second floor office suite situated within a prominent building located in Coventry's historic Canal Basin. The suite extends to approximately 854 sq ft and provides two offices with perimeter trunking and a kitchen suitable for a range of office-based uses. The office benefits from good natural light, and access via a private entrance and staircase. The building is well-maintained and offers a professional working environment.

Summary

- Convenient access to Coventry Main Line Railway with direct trains to London
- Shared entrance and staircase
- Good natural light and WC facilities
- Close to Coventry city centre and main road networks
- Kitchen space included
- Perimeter trunking



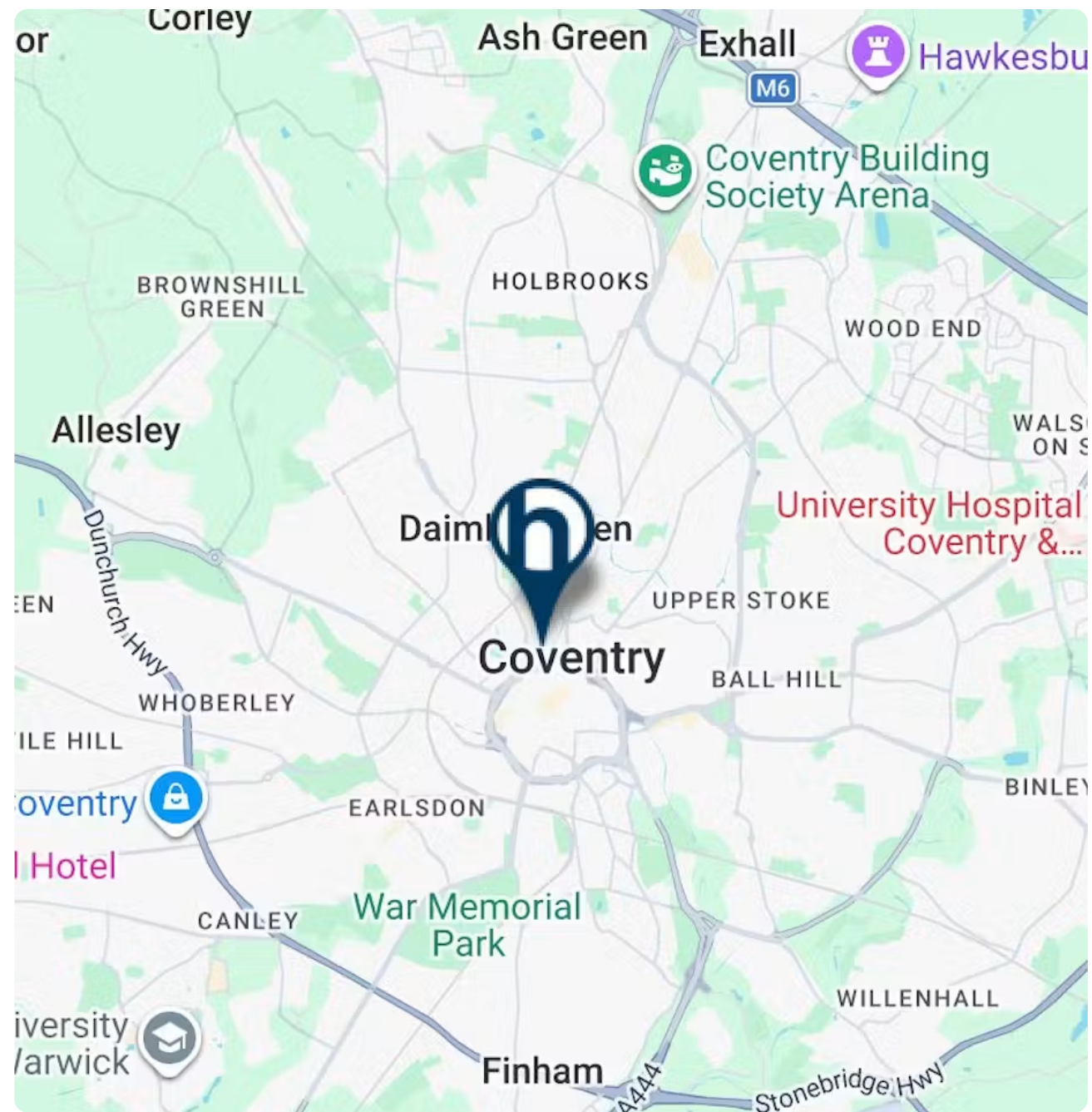
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Location

11a Canal Basin is located in a distinctive and characterful area just a short walk from Coventry city centre. The Basin is known for its blend of commercial and creative enterprises, offering a unique working atmosphere in a central location. The property is easily accessible from St. Nicholas Street, with convenient links to the A444 and inner ring road, and within close proximity to Coventry Rail Station and other key transport routes.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

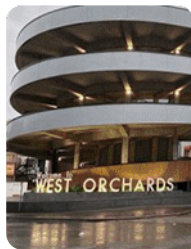
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



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GALLERY



ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 12A	854	79.34	£9,394 /annum	Available
Total	854	79.34		

TERMS

Available by way of a new lease direct with the Landlord on terms to be agreed.

RENT

£9,394 per annum

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



Charlie Glover
07806 767 073
02476 308 900
charlie.glover@bromwichhardy.com



Harvey Wells
07990 050091
harvey.wells@bromwichhardy.com

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