

OFFICE FOR SALE



UNITS 5 & 6, CABLE YARD, ELECTRIC WHARF, SANDY LANE, COVENTRY, CV1 4HA

For Sale: £182,500

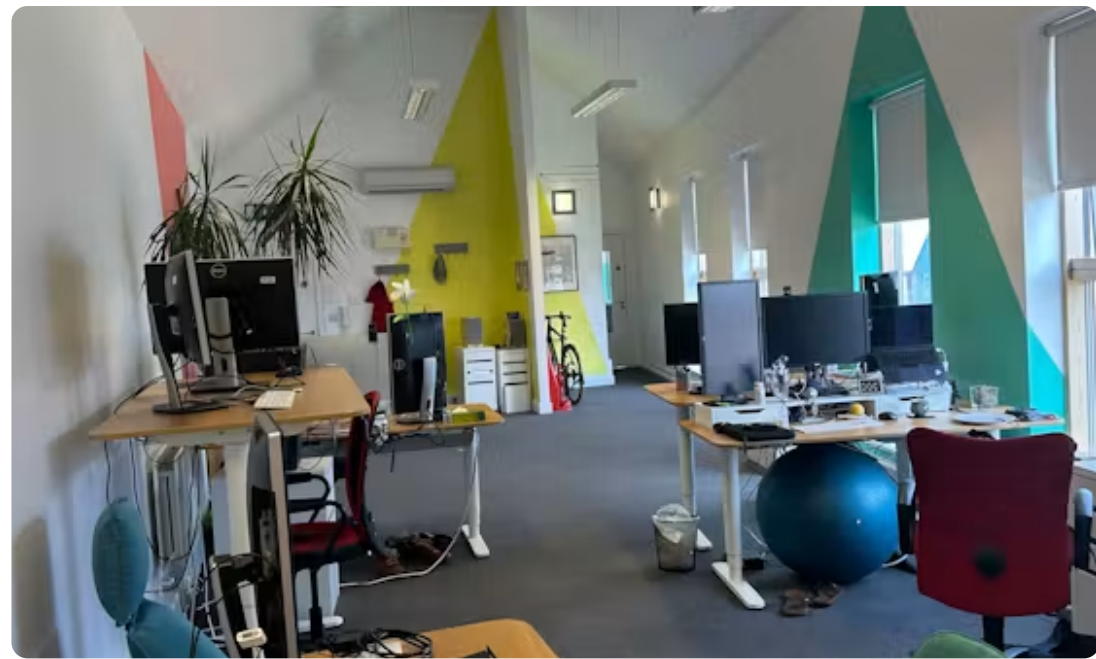
1,137 sq ft (105.63 sq m)

Description

The office occupies the top floor accommodation of this stand alone building to the rear of the development, accessed via the one-way entry and exit system, which is controlled via a keypad entry system. The office itself is a three storey refurbished brick construction of high Eco value, with both fire and security alarms, accessed via a shared entrance with the other offices in the building. The office is fully double glazed, with electric heating, Category 5 cabling throughout, a kitchen unit with fridge and dishwasher unit and a single WC. The unit also benefits from 4 specific car parking spaces and the permits associated, although there are plenty of excess visitor parking spaces available around the development.

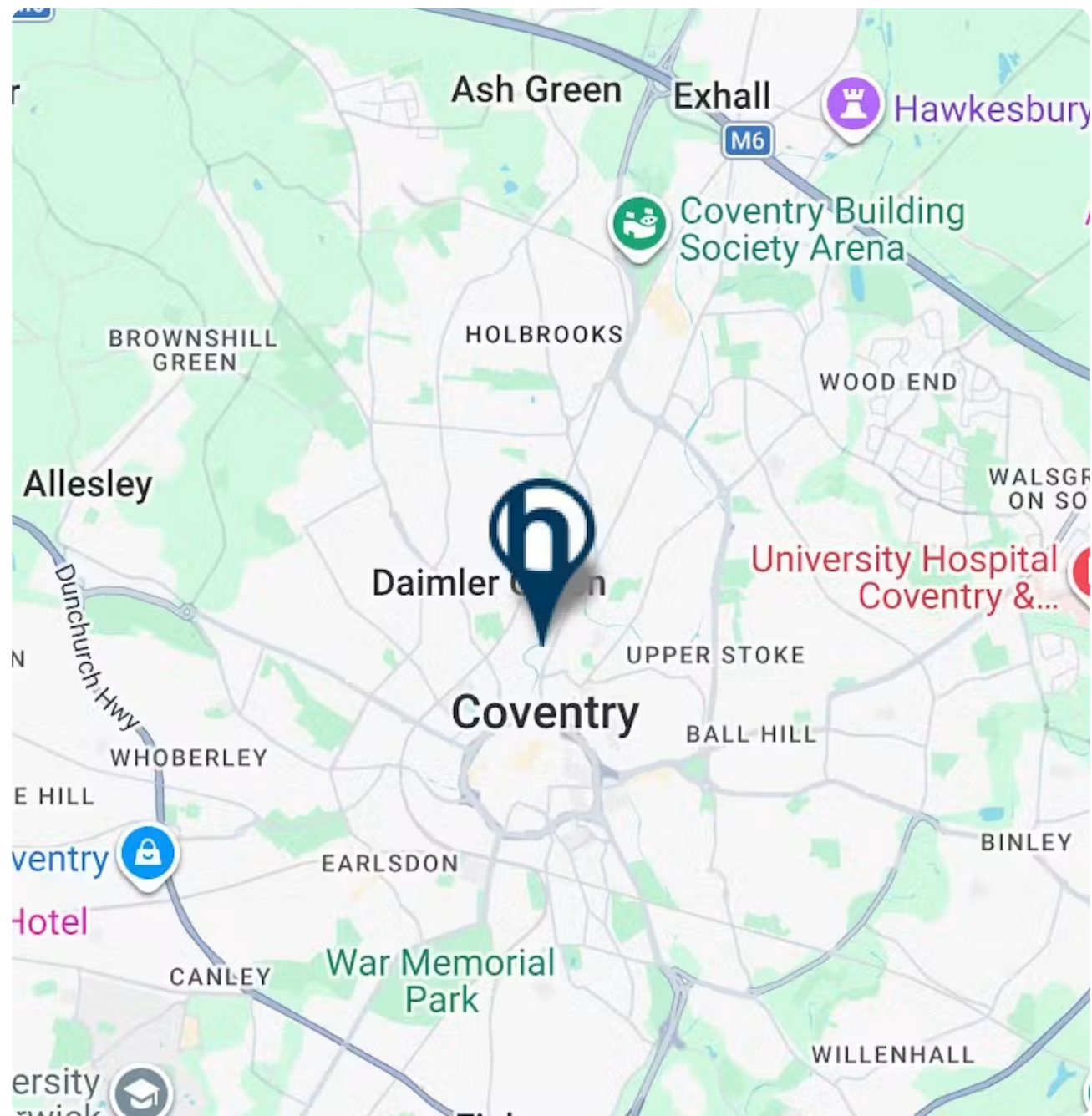
Summary

- Highly secure office development
- Four parking spaces included and plenty of visitor parking
- Modern self contained office unit with picturesque views
- Walking distance to Coventry City Centre
- Interesting features in landscaped mixed use development
- Kitchen & W/Cs



Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry City Centre. The Cable Yard is located at the heart of the scheme which itself is the centre of continuing rejuvenation and regeneration in this established office development. From Junction 9 of Coventry city centre ring road, the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side. Electric Wharf is in walking distance of the city centre and main railway station with direct access to London and Birmingham in under an hour.

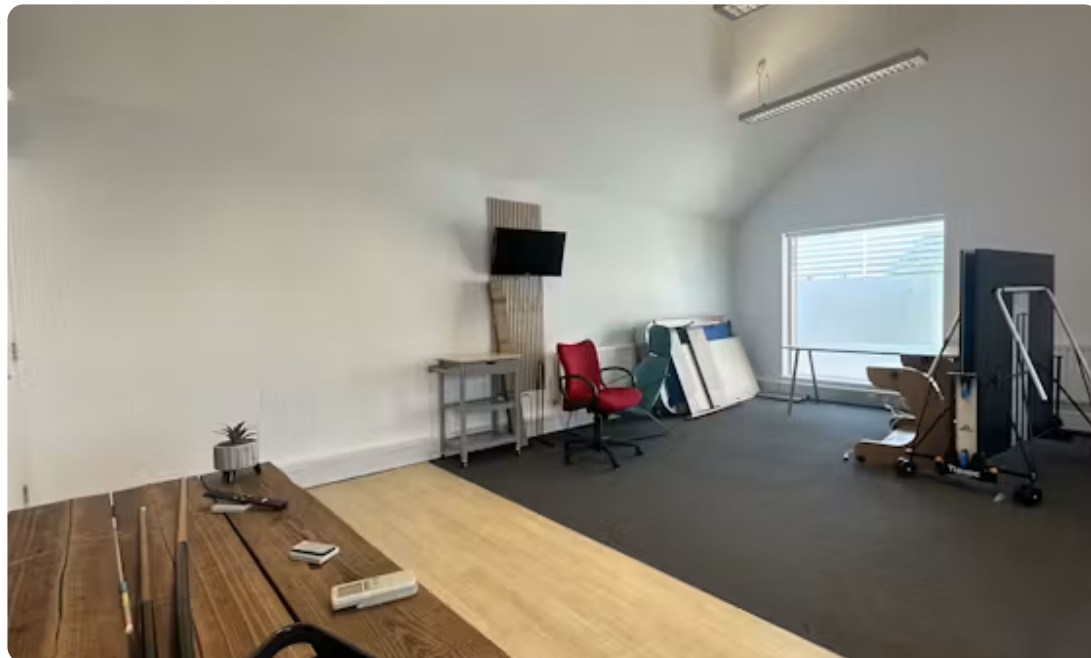
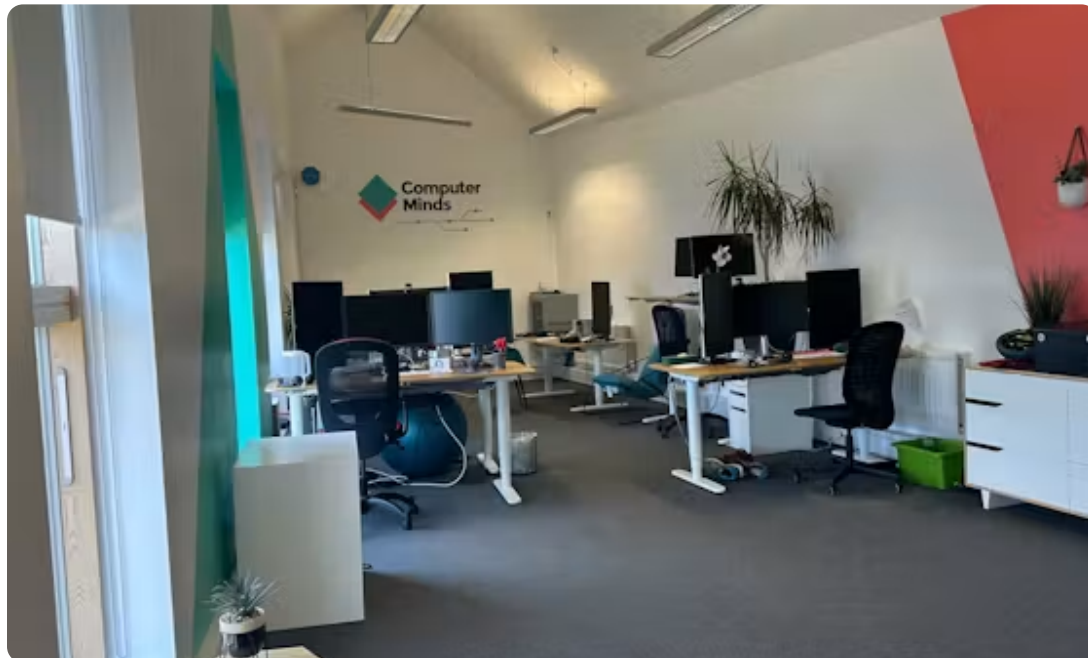


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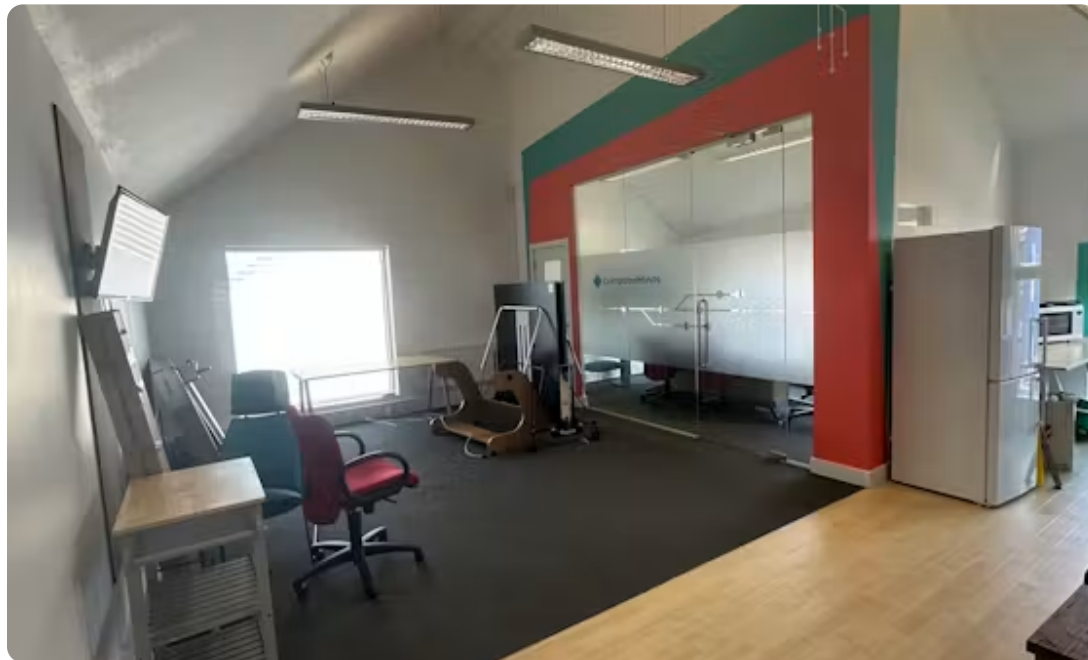
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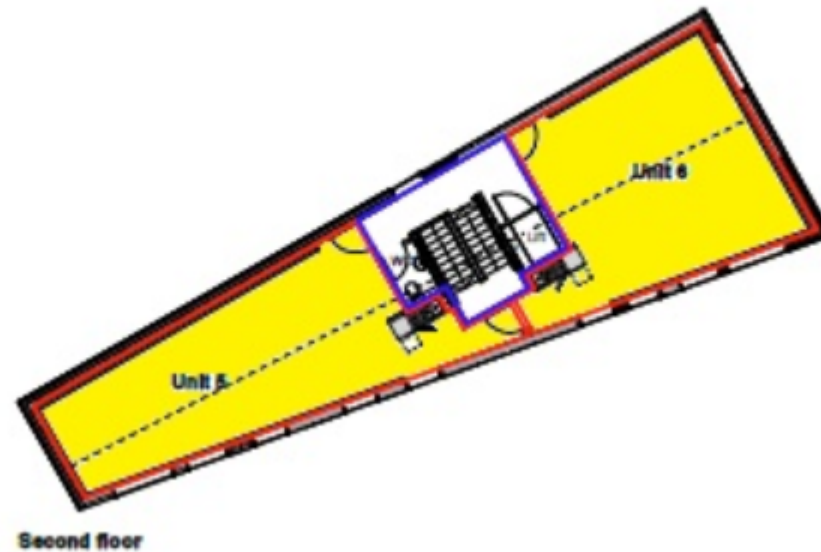
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GALLERY



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TERMS

The offices are available for purchase in the region of £182,500

EPC

B

VAT

Applicable

BUSINESS RATES

Rateable Value: £14,750

LEGAL FEES

Each party to bear their own costs

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



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