



**414.61 sq.m. (4,463 sq.ft.)**

## **Property Highlights**

- Exceptional modern self-contained office building in Coventry City Centre, built in 2016
- Built to a high eco and energy efficiency standard
- EPC rating B(29)
- Dedicated and secure parking (10 spaces)
- High quality internal fit-out
- For sale by way of the remainder of a 999-year long leasehold interest.

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## Location

The Property is situated on Harnall Row, fronting Sky Blue Way which is the A4600 arterial route which links the eastern side of the city with the M6 at Walsgrave. Situated adjacent to the extensive Coventry University Campus, the Property benefits from its locale being opposite various amenities including a Sainsbury's Convenience and a Subway store along Far Gosford Street.

The Property is situated just 500 yards from the city centre inner ring road and a short walk from Coventry Train Station and the local amenities of the city centre itself. The roads either side of the Property are served by various bus routes too.

## Description

The Property is a modern four-storey self-contained office building of red brick construction, with cladding and a tiled pitch roof.

Internally, the Property is split over four levels with offices on the first to third floors, and a dedicated reception area on the ground adjacent to undercroft parking to the rear.

The offices are fitted to a high specification including, PIR LED lighting, air source heat pumps providing comfort cooling and heating, shower facilities and WCs. Each of the offices combine a mixture of open plan space with glazed partitioned meeting rooms.

The Property benefits from 7 undercroft parking spaces, with exclusive legal rights to 3 additional spaces in the courtyard immediately opposite.



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## Accommodation

Description	Sq M	Sq Ft
Ground Floor	26.38	284
First Floor	130.71	1,407
Second Floor	130.71	1,407
Third Floor	126.81	1,365
<b>Total</b>	<b>414.61</b>	<b>4,463</b>

*Floor areas are approximate on an NIA basis and are subject to remeasurement prior to sale.*

## Tenure

Sale of the remainder of the long leasehold (999-year virtual freehold) interest, expiry 24<sup>th</sup> March 2015.

Quoting Price £875,000.

## EPC Rating

B(29)

## Business Rates

Rateable Value (2023 list) - £45,250

## Legal and Surveying Costs

Each party to bear own legal and surveying costs.

## Viewings

Strictly by appointment with sole agents Cushman & Wakefield.

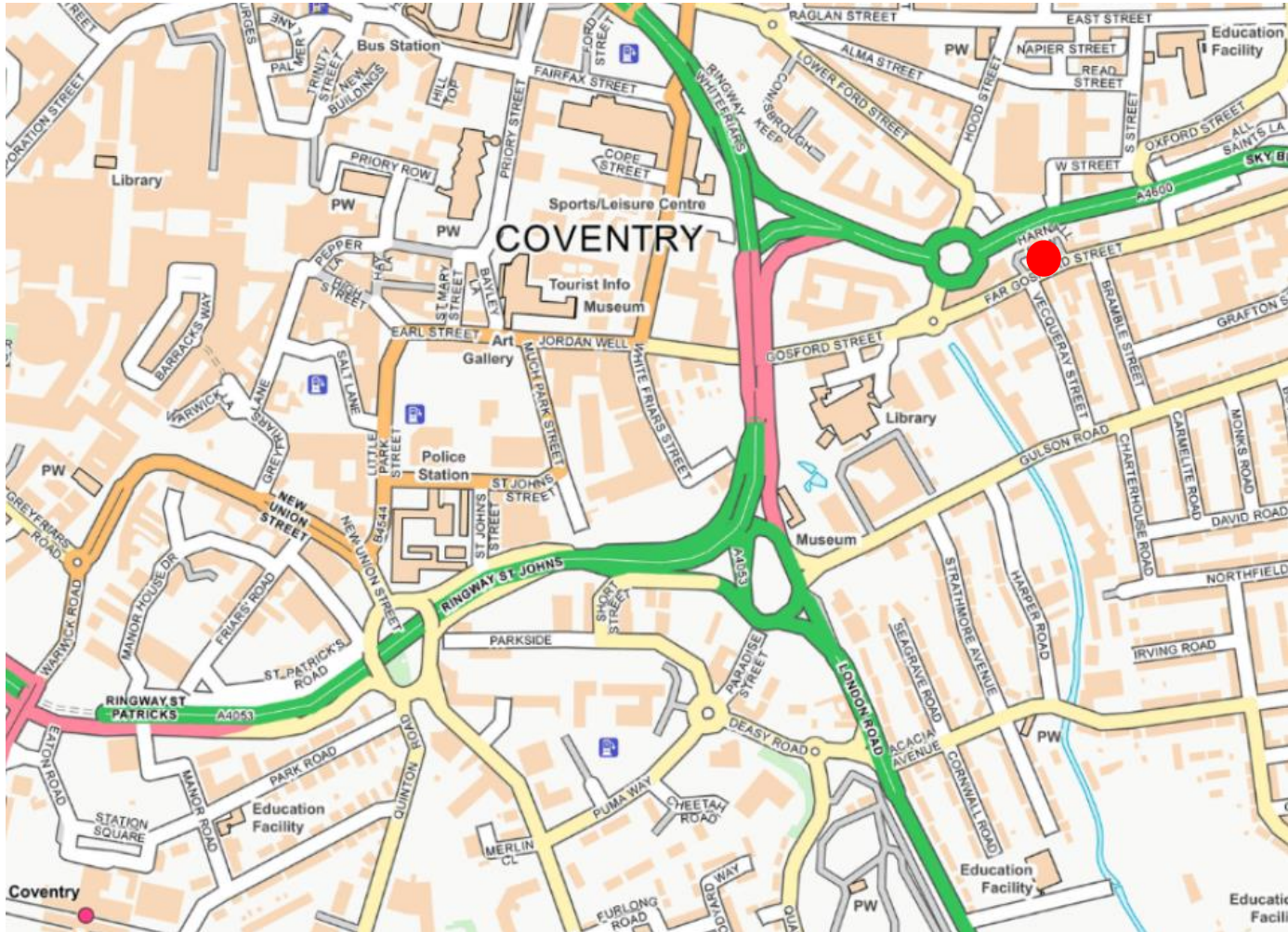


FOR SALE

8-14 Harnall Row

Coventry, CV1 5DR





## ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Prepared June 2024

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