

OPENING DOORS SINCE 1843



Area
1,153 Sq. Ft.



Rent
£12,000 per annum



Location
City Centre



24 Hour Access
24 Hour Access



Availability
Immediately

TO LET

4-6 Hay Lane, Coventry CV1 5RF

Location:

The property is a character building located within the Cathedral Quarter of Coventry being situated amongst other professional and financial services offices and accessed off the pedestrianised Mediaeval cobbled street of Hay Lane.

The building is conveniently situated in close proximity to the Combined Court Centre, Coventry University Campus, the Cathedral and also the City Council Offices together with the city centre's other amenities (including the railway station - about 0.5 miles distant). Neighbouring occupiers include Spar and Echoes Hairdressing and there are a number of restaurants / cafes close by including Bayley Lane Kitchen & Cocktails as well as Golden Cross Inn. Various public car parks (including Grove Street, Cox Street, Salt Lane, etc) are close by and there is also the possibility of parking on licence at the immediate rear.

Description:

This particular office suite is located at second floor level and comprises four newly refurbished offices forming part of an attractive Grade II Listed Georgian building arranged over three floors and benefiting from a number of retained period features, including sash windows, marble fireplace etc.

In addition there is a first floor suite comprising open plan offices and single office which could be available independently or in conjunction with the second floor suite. The second floor space is immediately available and the first floor from January 2021. The suite benefits from gas-fired central heating and has access to communal w.c. facilities on the first floor.

Floor Area:

	AREA SQFT	AREA SQM
Second Floor	1,153.00	107.12
TOTAL	1,153.00	107.12

Services:

All mains services are understood to be installed to the building subject to the usual connection charges by the Utility Companies. Gas-fired central heating is also installed.

Rateable Value:

The prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms:

The second floor suite is available to be let on a brand new effectively full repairing and insuring lease by way of service charge for a term of years to be agreed with a minimum three year lease commitment being sought.

The commencing rental will be £12,000 per annum exclusive

Alternatively the accommodation can be leased along with the first floor suite (extended to 922 sq.ft./92.16 sq.mtrs) which is available at an additional rental of £10,00 per annum exclusive.

VAT:

We are advised that VAT is payable on the rent.

Legal Costs:

The in-going lessees are to be responsible for the lessors legal costs.

Property Documents:

Property Plan:
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
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