

OPENING DOORS SINCE 1843



Rent
To Let £8,400 per annum



Area
62.25 sq m (670 sq ft)



Use
Self Contained Office



Offering
Open Plan Layout

TO LET

First Floor, 3 Manor Terrace, Coventry CV1 2NU

Location:

The property is located in a prominent position within a popular office development. The three storey property has retail/financial and professional service users at ground level and office suites above. The subject property is approached via a shared ground floor entrance door and lobby with electronic door entry system for each occupier on the upper floors. There is a shared stairwell leading to the suite.

Description:

Open plan office with aluminium sash windows to the front and rear elevations, door entry phone, suspended ceilings with surface mounted lighting, electric night storage heaters and carpet tiles.

To the rear of the office there is a small kitchen with a sink unit and water heater. There are two separate toilets off the kitchen area.

Floor Area:

	AREA SQFT	AREA SQM
First Floor	670.00	62.25
TOTAL	670.00	62.25

Services:

Mains water, drainage and electricity. A water meter is fitted. No appliances have been tested.

Rateable Value:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification. The suite has a rateable value of £5,600.

Terms & Service Charge:

The suite is available on a lease for 6 years with a rent review on the third anniversary, RPI linked with a 1% per annum collar and 3% per annum cap. The tenant will reimburse the insurance premium. The charge for 2022/2023 was £204.86.

The tenant will reimburse the maintenance levy for the suite covering the building and common parts. The charge for 2023 was £920.40.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT is not charged on the rent.

Legal Costs:

Each party to pay their own costs incurred in connection with the letting. The tenant will pay the landlords costs if they do not complete a letting.

Property Documents:

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

Viewing Arrangements:

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