
OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Rent
£20,000 per annum



Area
992 ft² (92.1m²)



Availability
Immediately



Use
Offices



Location
City Centre

TO LET

First Floor Offices, 4-6 Hay Lane, Coventry

Location:

The property is located within the highly desirable Conservation Area known as the Cathedral Quarter of Coventry. Accessed off the pedestrianised mediaeval cobbled street of Hay Lane, the building is conveniently situated close to Coventry Cathedral, Coventry University Campus, the Combined Court Centre, the Herbert Art Gallery, St. Mary's Guildhall and the City Council Offices. Coventry Railway Station is within walking distance 0.5 miles away. There are a number of restaurants and cafes nearby including Bayley Lane Kitchen and Cocktails, the Golden Cross Inn the Slug and Lettuce and Turtle Bay. Various public car parks (including Grove Street, Cox Street, Salt Lane etc.) are close by and there is also the possibility of parking at the immediate rear.

Description:

A separate front access leads to the main central stairway that serves two office suites on the first and second floors. The accommodation on offer is the first floor offices which comprises of open plan and single office suites, with communal w.c.'s on the first floor and gas central heating.

Floor Area:

	AREA SQFT	AREA SQM
First Floor	922.00	85.66
TOTAL	922.00	85.66

Services:

All mains services are connected but no tests have been applied.

Rateable Value:

The property is included within the 2023 Rating List with a Rateable Value of £21,250. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The Landlord prefers a term of six years with a rent review after three years but is open to proposals. The ground floor and cellar are available for rent at £35,000 per annum.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

