
OPENING DOORS SINCE 1843



Office
For Sale or To Let



Property
Well Presented
Accommodation



Rent
£12,000 pa or £150,000
for long lease



Parking
Two Parking Spaces



Availability
Available From
September 2025

TO LET

18 Boiler House Electric Wharf, Coventry CV1 4JU

Location:

The property is located within the Electric Wharf complex, between Sandy Lane and Foleshill Road, just to the north of Coventry City Centre and the Inner Ring Road.

Description:

Unit 18 comprises a first floor office suite with lift and stair access.

There is an open plan office with a private office, kitchen area and toilet. There are floor boxes for data and power points and electric underfloor heating is installed.

There are 2 allocated parking spaces in the scheme.

A Service Charge is levied to cover maintenance and upkeep of common parts within the building and scheme. Further details available upon request.

Floor Area:

	AREA SQFT	AREA SQM
First Floor	700.00	65.03
TOTAL	700.00	65.03

Services:

Mains water, electricity and drainage are connected to the property. No tests have been applied.

Rateable Value:

The property is included in the current Rating List with a Rateable Value of £8,800. These are not the rates payable and prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms:

A new lease is available at £12,000 per annum for 6 years, or longer with rent reviews every 3 years. The tenant will be responsible for internal repairs, decorations and reimbursement of the insurance premium.

Alternatively, the long leasehold interest is available at £150,000

VAT:

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

Legal Costs:

For a letting the tenant will be responsible for both parties costs. For a sale, each party will pay their own costs.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

Viewing Arrangements:

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