



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, or to let by way of a new lease (terms to be agreed).

Callum Gilbert MRICS

+44 (0)121 710 5647

07766 120682

callum.gilbert@cushwake.com

No.1 Colmore Square

Birmingham

B4 6AJ

T: +44 (0)121 697 7333

www.cushmanwakefield.com

FOR SALE

8-14 Harnall Row

Coventry, CV1 5DR

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.



Highlights

- Exceptional self-contained office building, built in 2016.
- High eco and energy efficiency standard, EPC B(29).
- Dedicated and secure parking (total 10 spaces)



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
Total	414.61	4,463

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 24th March 3015. Quoting Price £875,000. Or to let, terms to be agreed.

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

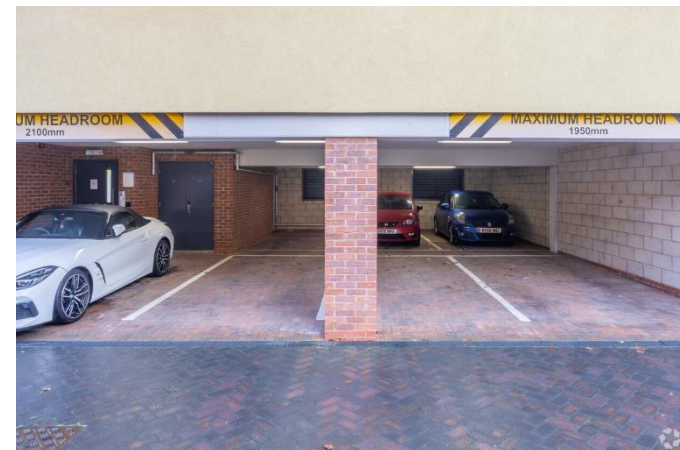
By appointment with sole agents Cushman & Wakefield.



FOR SALE

8-14 Harnall Row

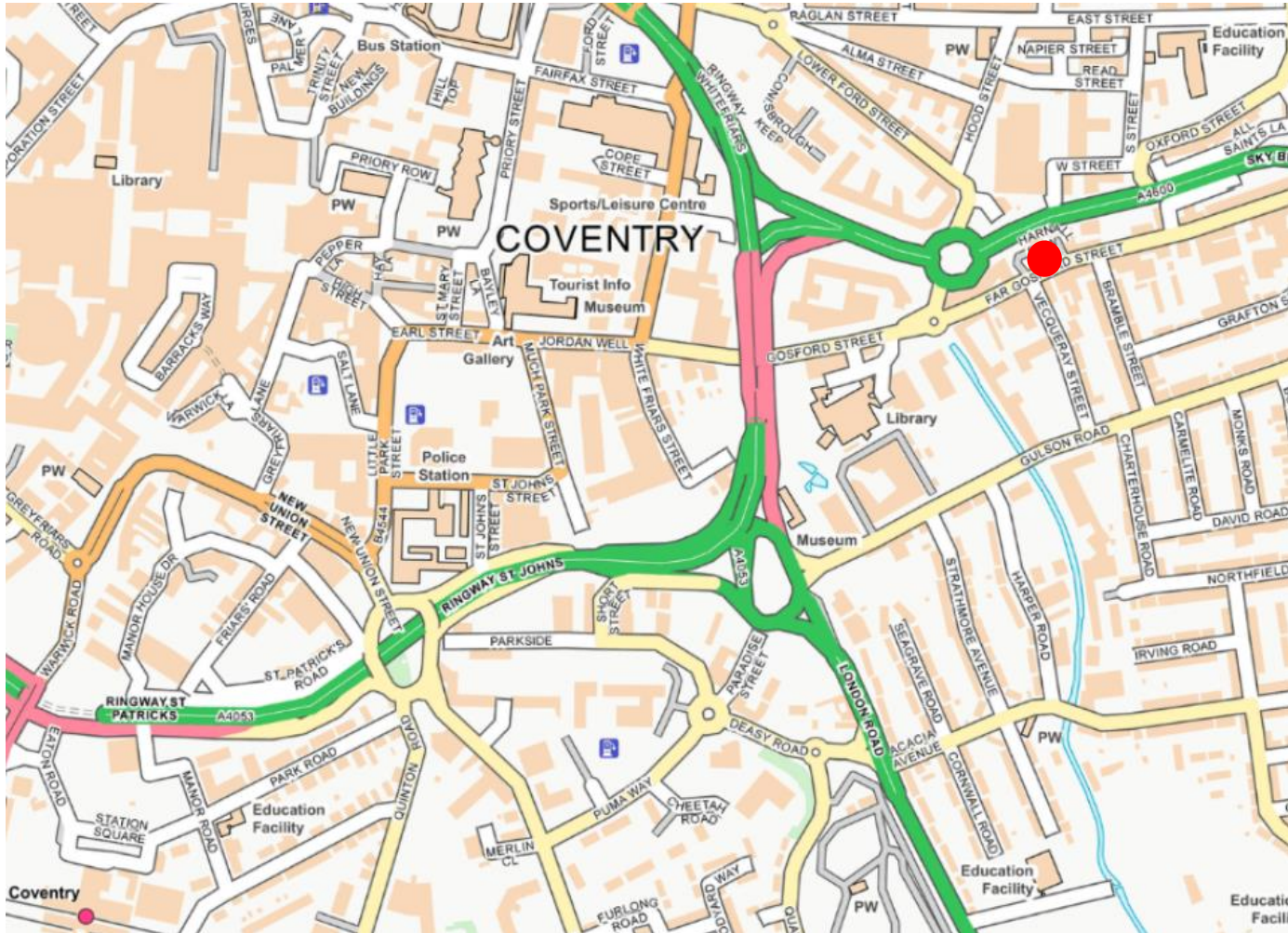
Coventry, CV1 5DR



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

Important Notice

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

This publication has been produced by Cushman & Wakefield (C&W) for use by those with an interest in commercial property solely for information purposes and should not be relied upon as a basis for entering into transactions without seeking specific, professional advice. It is not intended to be a complete description of the markets or developments to which it refers. This publication uses information obtained from public sources which C&W believes to be reliable. C&W has not, however, verified such and no warranty, representation, express or implied, is made as to the accuracy or completeness of any information contained in this publication. C&W accepts no duty nor any liability to any reader of this publication or any third party arising as a result of reliance upon it. All expressions are subject to change. This publication or any information contained within it may not be reproduced in any form, in whole or in part, without the express prior written consent of C&W.

Copyright © Cushman & Wakefield 2023.