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VIEW ONLINE

OFFICE FOR SALE



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UNIT 3 EDISON BUILDING, ELECTRIC WHARF, COVENTRY, CV1 4JA

For Sale: £115,000 672 sq ft (62.43 sq m)

Description

Office 3 Edison Court is accessed via a ground floor entrance shared with Unit 2, in the row of buildings directly to the left on entering Electric Wharf, known as the Edison Buildings. Electric Wharf is vehicular accessed via the one-way entry and exit system controlled via a keypad entry system. The building is a two storey refurbished premises of brick construction, under a pitched roof. The ground floor access is controlled by key pad and also houses male, female and disabled toilets that are available for use for all the offices in the Edison Buildings. The office area is at first floor level and consists of a large open plan rectangular suite measuring approximately 11.29m by 5.53m with a high gloss kitchen with built in appliances, a storage cupboard and stairwell leading to a small mezzanine. The office is fully double glazed, benefits from great levels of natural light, has a wall mounted heating/ cooling system, Category 5 cabling and LED lighting. The office also benefits from 2 allocated car parking spaces in the on site multi-storey car park which is accessible only to Electric Wharf residents.

Virtual Tour - https://my.matterport.com/show/?m=ZRRNcARHXkb





Summary

- Highly secure mixed use office and residential development
- Modern self-contained office unit in beautiful setting
- Fashionable space in award winning regeneration project
- Close proximity to Coventry City Centre
- Good parking facilities

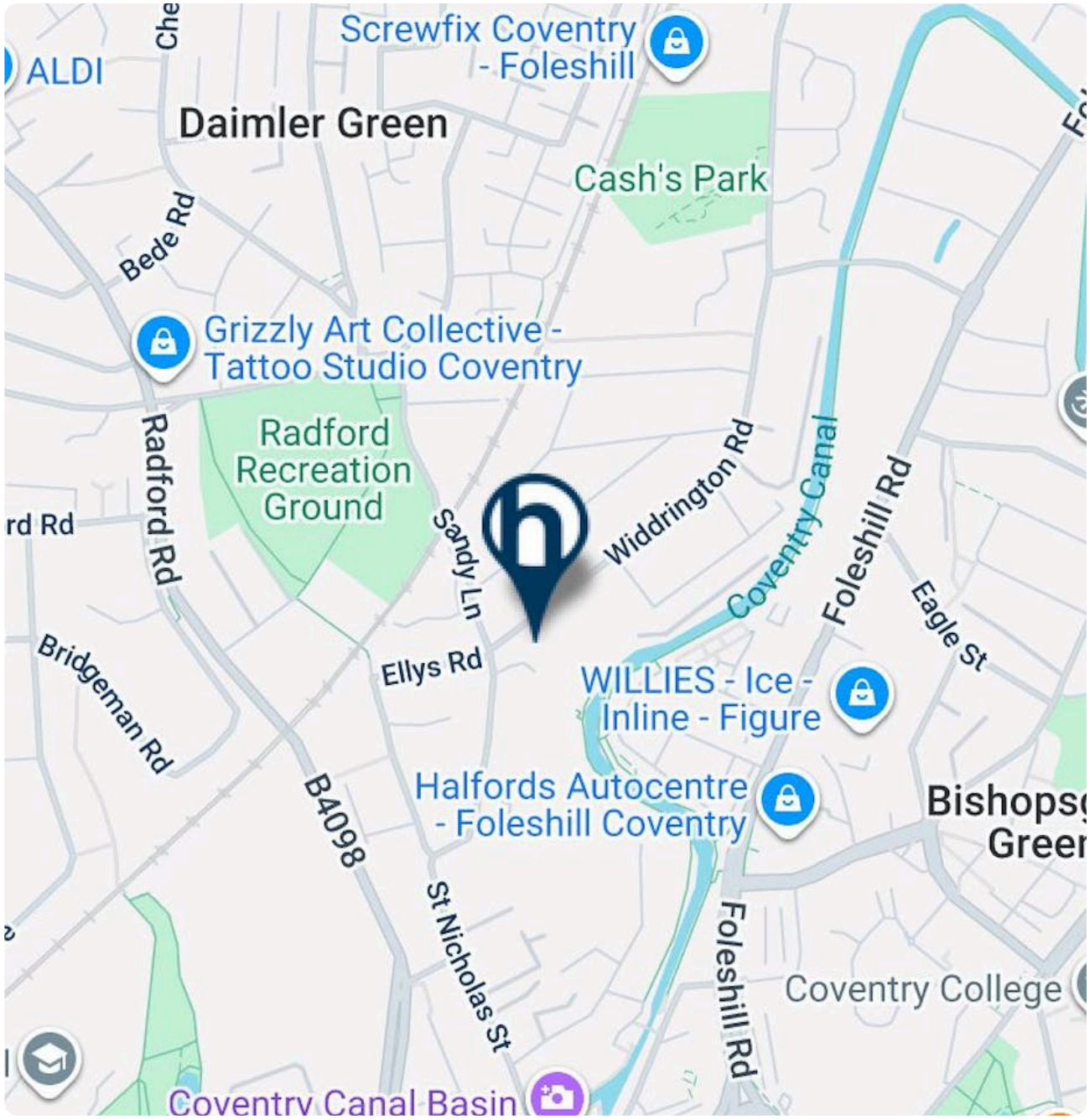
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Location

Electric Wharf is a thriving creative canal-side scheme located to the immediate north of Coventry City Centre. The Boiler House is located at the heart of the scheme which itself is at the centre of continuing rejuvenation and regeneration in this established commercial hub. From junction 9 of the Coventry City Centre ring road the first right turn into Light Lane leads onto Sandy Lane via St Nicholas Street and the scheme is located on the right hand side before the turning into Widdrington Road. Electric Wharf is within walking distance of the city centre via the new feature footbridge over the canal.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.





















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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - Office	672	62.43	-	Available
Total	**672**	**62.43**		

TERMS

The long leasehold interest is available for sale at a price of £135,000. Please note that the property is held for a term with 129 years remaining at a peppercorn ground rent.

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

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VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

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