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VIEW ONLINE

CITY CENTRE OFFICES TO LET



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PORTAL HOUSE, PORTAL HOUSE, 163 NEW UNION STREET, COVENTRY, CV1 2PL

To Rent: £12 per sq ft 2,000 to 28,394 sq ft (185.81 to 2,637.89 sq m)

Description

Portal House offers an unrivalled high quality office environment that is perfectly positioned in Coventry City Centre, placing you in the business district and on the edge of the pedestrian retail area. Overlooking the Friargate development occupiers will benefit from restaurants, hotels, a vibrant corporate community and high quality public space/pedestrian routes.

Portal House provides easily accessible, high grade office space. Its prominent positioning on New Union Street provides excellent transport links via rail and road.

Portal House offers 6 office floors circa 4,500 sq ft with a versatile floorplate. The ground floor provides a modern and attractive reception area.





Summary

- City Centre Location
- Typical floor plate c. 4,550 sq ft
- raised acess flooring
- 2 lifts
- WCs on each floor

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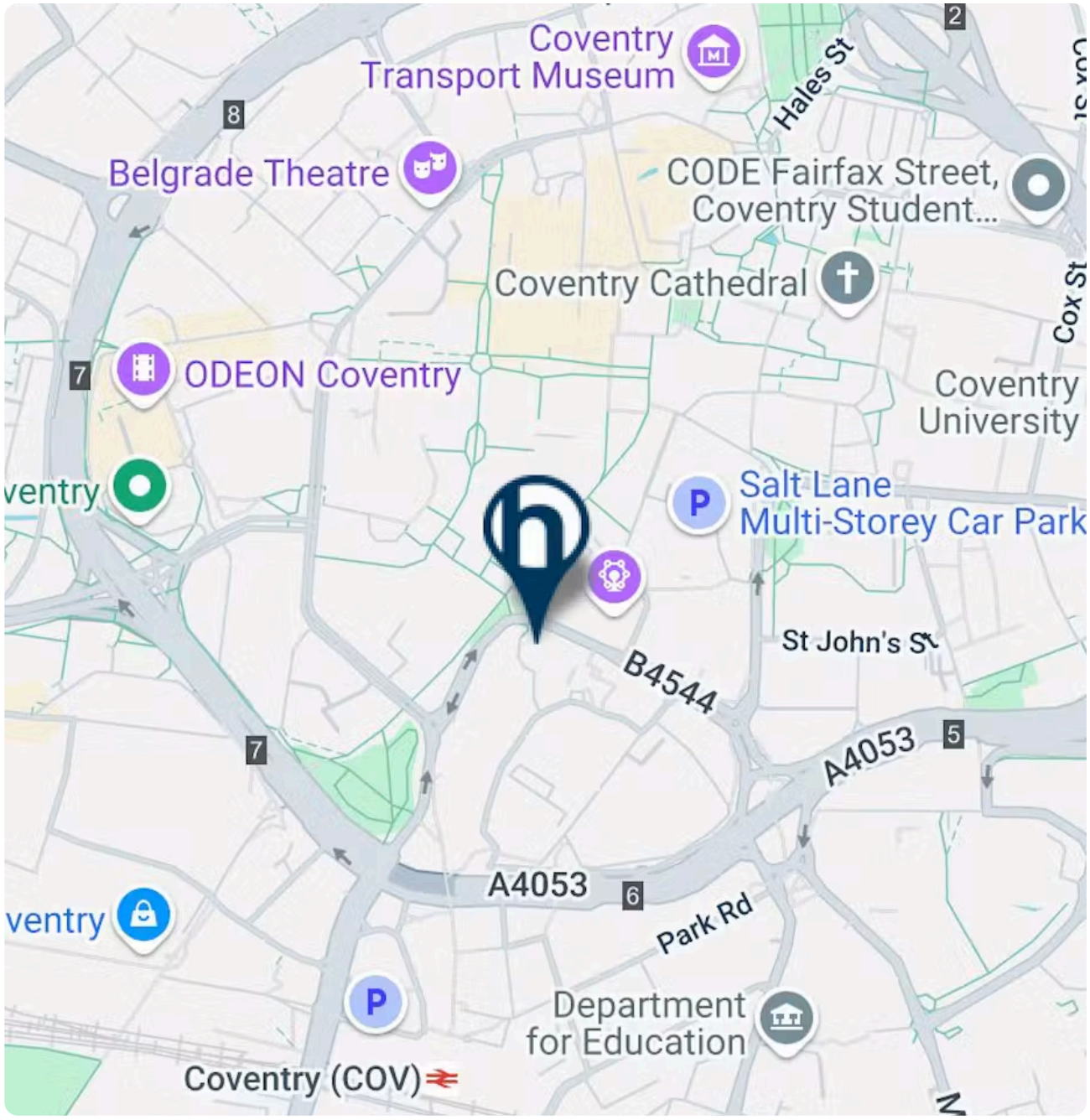
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Location

Portal House occupies a highly prominent position in a recognised office location at the junction of New Union Street and Warwick Road providing easy access to the motorway network. The property overlooks the Bull Yard which is recognised as being the start of the City's pedestrian retail area.

The main line railway station is 450 metres away and provides up to 4 trains an hour to London (less than 60 minutes) and there are also regular services to Birmingham New Street (25 minutes) with connections across the UK.



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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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AVAILABILITY

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	1,094	101.64	-	Available
1st	4,550	422.71	-	Available
2nd	4,550	422.71	-	Available
3rd	4,550	422.71	-	Available
4th	4,550	422.71	-	Available
5th	4,550	422.71	-	Available
6th	4,550	422.71	-	Available

TERMS

Sublease available for a term to be agreed.

RENT

£12 per sq ft

EPC

B

BUSINESS RATES

Rateable Value: £262,500
Rates Payable: £5.11 per sq ft

POSSESSION

Available Immediately

LEASE LENGTH

9 years 5 months

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.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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