

OFFICE FOR SALE



22 MARLBOROUGH ROAD, COVENTRY, CV2 4EP

For Sale: Offers in the region of £200,000

861 sq ft (79.99 sq m)

Description

The property comprises a self-contained two-storey office building extending to approximately 861 sq ft (80 sq m). The property benefits from a prominent corner position offering great visibility. The property provides a range of office accommodation arranged over ground and first floors, together with kitchen and WC facilities. The layout is suitable for a variety of occupiers and lends itself to a range of Class E uses.

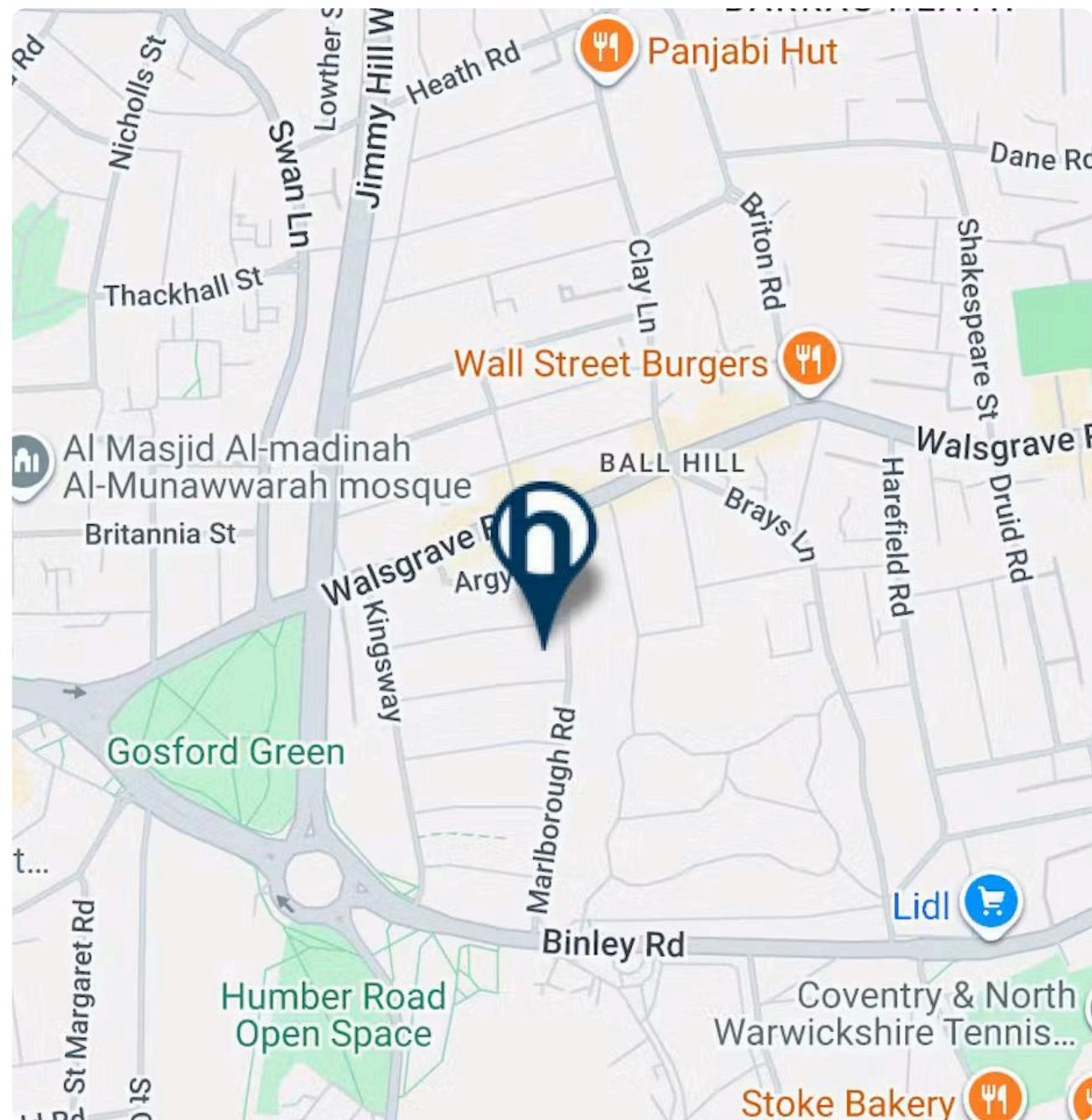
Summary

- Self-contained office building
- Prominent corner position
- Ground and first floor accommodation
- Kitchen and W/C facilities
- Suitable for a variety of office uses
- Vacant Possession
- Convenient access to the A444

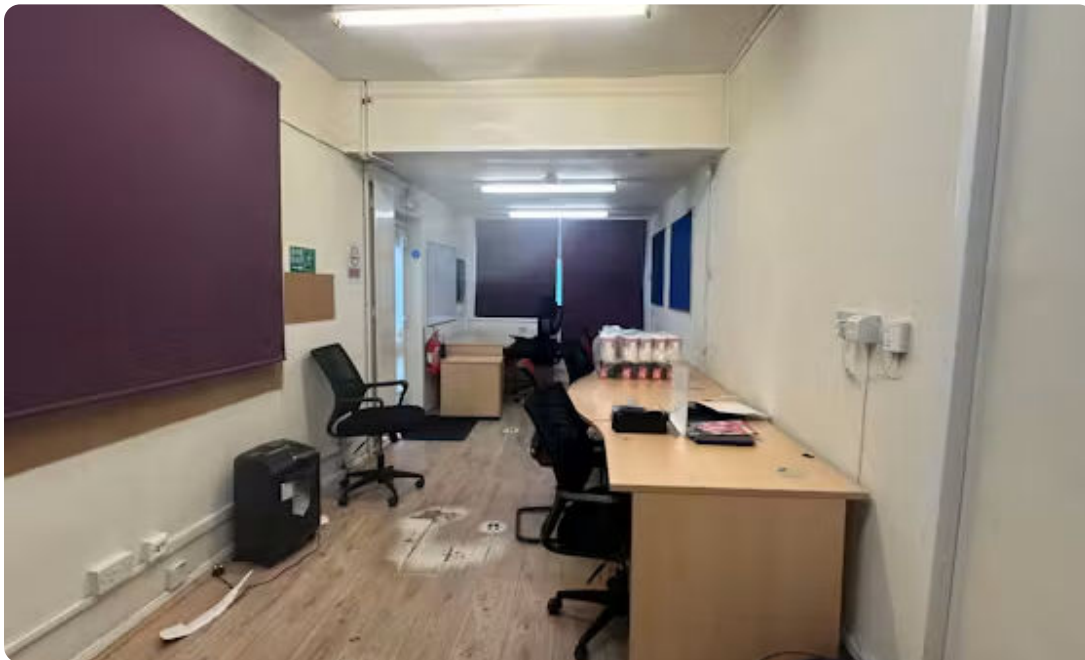
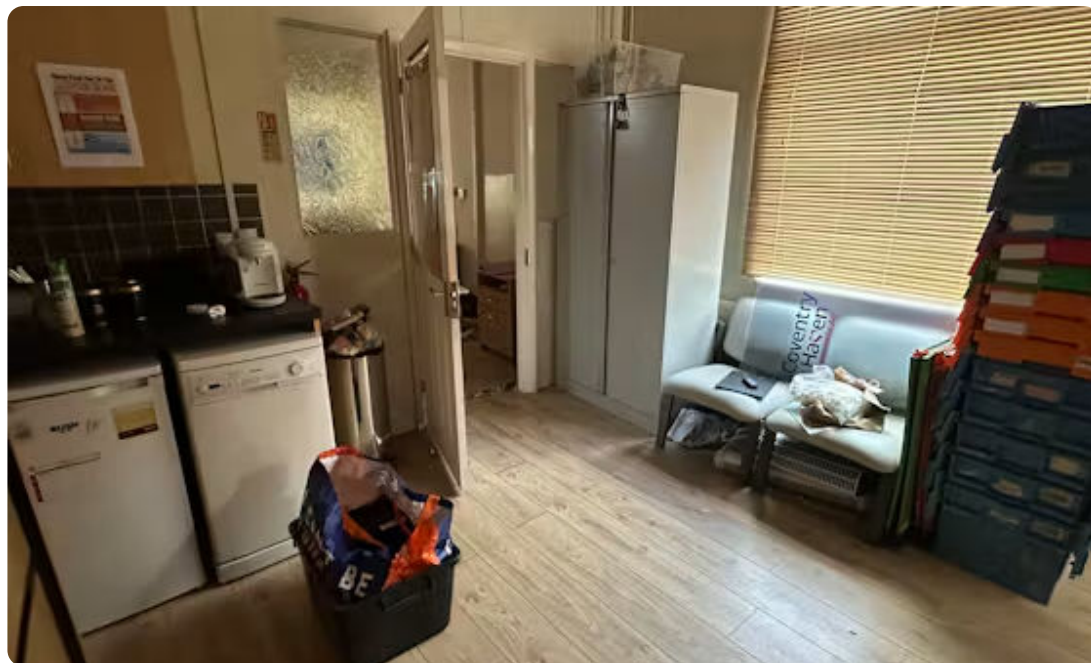


Location

22 Marlborough Road is located within Stoke, Coventry. Approximately 2 miles east of Coventry City Centre and 1.8 miles from Coventry Train Station. The property occupies a prominent corner position at the junction of Marlborough Road and Hamilton Road, benefitting from great visibility. The surrounding area comprises a mix of residential and commercial occupiers. The property also benefits from convenient access to the A444, providing connections to the M6 motorway and the wider Midlands motorway network.



GALLERY



TERMS

The freehold interest is available for sale at a price of £200,000

VAT

Not applicable

BUSINESS RATES

Rateable Value: £2,650

LEGAL FEES

Each party to bear their own costs

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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