

TO LET SECOND FLOOR OFFICES

**2 PARK HOUSE
STATION SQUARE
COVENTRY
CV1 2FL**



232.17 sq. m / 2488 sq. ft

- **Private car parking at rear**
- **Partitioned offices**
- **Good car access and close to Rail Station and the Friargate redevelopment scheme**

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

Located to the south of Coventry City Centre, 2 Park House, benefits from excellent local and national access by road and rail and is within ten minutes' walk of the City Centre.

The building adjoins the Friargate redevelopment site – a major development focused on the rail station, which includes the new 200,000 sq. ft building occupied by Coventry City Council.

All major Midlands road arteries, M6, M69, M42, M40 and M1 are within comfortable distances.

Coventry's mainline Railway Station is immediately adjacent, providing full national rail links and frequent services with typical journey times of: London, 75 minutes and Birmingham International Airport, 20 minutes.

DESCRIPTION

Park House consists of two, four storey office blocks with a bridge link connecting the two. This purpose-built accommodation benefits from generous window glazing giving them a light airy feel. The entrance to the property is manned during certain hours and there is lift access, in addition to main staircase, to all secure, door coded floors.

Male and female toilets are located on alternative floors and kitchen facilities are provided within each office suite.

The building is served by a private surface car park to the rear.



ACCOMMODATION

The offices are mainly cellular with partitioned rooms either side of a central corridor, leading off the reception area and adjacent fully fitted kitchen.

	Sq. m	Sq. ft
NET FLOOR AREA	232.17	2488

A copy floor plan is attached.

PARKING

On site car park at the rear with two car spaces for this suite. Further parking is available at cost within a nearby car park.

SERVICES

Mains electricity, water and drainage are connected.

SERVICE CHARGE

Tenants are liable to pay a service charge to reimburse the landlord with a proportion of the costs incurred in relation to upkeep of exterior and common parts and services as well as insurance. Currently approximately £4.00 per sq. ft pa.

LEASE TERMS

The offices are currently held on lease expiring July 2019 at a rental of £19,765 per annum. The lease is available for assignment or on new lease terms to be agreed with the landlord. Lease length and rent to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is D/82.

RATEABLE VALUE

Description: Offices and Premises

Rateable Value: £16,500

The current UBR (2018-2019) is 49.3p in the pound.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the preparation and stamping of the lease in the event of the grant of a new lease.

VIEWING

Strictly by prior arrangement with Reeves & Partners on Tel: 01926 427100.

