



## TO LET

### FIRST FLOOR OFFICE SUITE

Suite 4 Newtown  
Chambers, Corporation Street,  
Nuneaton, CV11 5AH

Prominent location just off the A444  
Roanne Ringway



Comprising open plan and executive  
offices



Male and female WC facilities



Perimeter trunking and LED lighting



NIA - 829 sq ft (77.0 sq m)



## LOCATION

The subject property is situated on Corporation Street in Nuneaton, just off the main A444 Roanne Ringway. Nuneaton's new town centre Hampton by Hilton Hotel at Grayson Place is situated less than 100m from the subject property. Nearby retailers include Halfords, Dreams, Pets at Home and B&M.

Nuneaton is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available in approximately 1 hour 12 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

## DESCRIPTION

The subject property comprises a self-contained first floor office suite in Nuneaton town centre.

The property benefits from a private entrance with stairs leading to the main accommodation which briefly comprises: reception office, open plan office, three executive offices, kitchenette and male & female WC facilities.

The office benefits from carpeting, perimeter trunking, LED lighting and electric heating.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
First	Reception	73	6.78
First	Main Office	449	41.71
First	Office 1	89	8.27
First	Office 2	82	7.62
First	Office 3	116	10.78
First	Kitchenette	21	1.95
NIA Total		829 Sq Ft	77.01 Sq M

## SERVICES

We understand main electricity, water and drainage are connected to the subject property. Heating is by way of electric heating.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £9,200

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The subject property is available to rent, on a new effective full repairing and insuring lease, at a commencing rental of £10,000 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(115)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

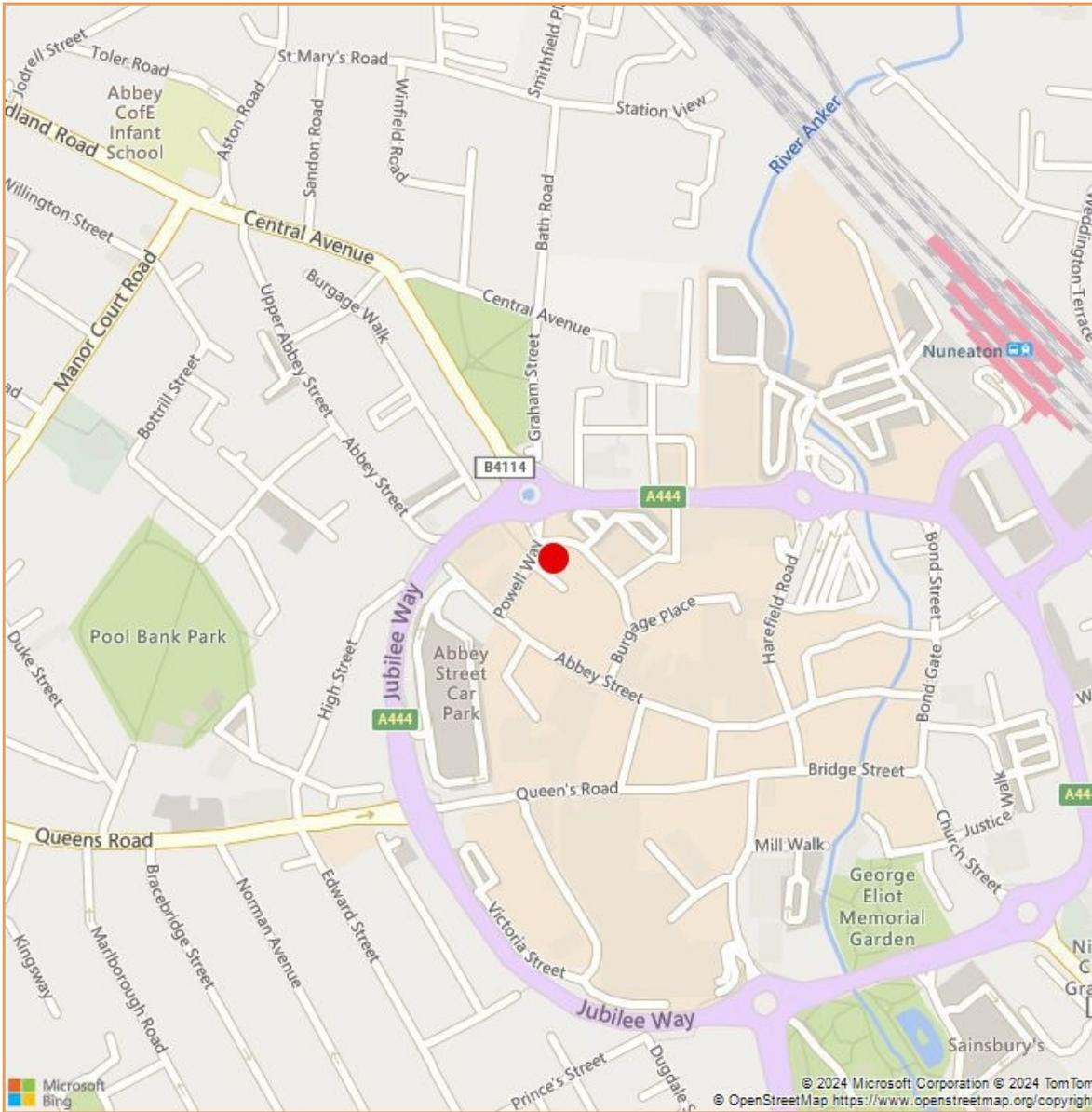
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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