



**673.6 sq m (7,251 sq ft)**

**Property Highlights**

- Attractive city centre location adjacent to Coventry Railway Station
- Excellent parking ratio of 1:330 sq ft
- Rare self-contained solution
- WCs on each floor
- Open plan office solution on first and second floors

For more information, please contact:

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# TO LET

## Sanderson House

Manor Road, Coventry, CV1 2GF

### Location

Sanderson House is situated adjacent to Coventry Railway Station and the new Friargate development, within a self-contained plot of city centre offices accessed via Park Road. There are several local occupiers including Homes England, Coventry City Council, The British Transport Police and Age UK.

The Property is adjacent to the A4053 Coventry Ring Road, linking the Property to the rest of the City and the wider regional transport routes.

### Description

Sanderson House comprises a mix of open plan and individual offices on ground, first and second floor levels. The Property is accessed via the main entrance at the left hand side of the building which contains a staircase, in turn leading to each floor within the building.

The ground floor comprises new carpet tiles and suspended ceilings with LED panels. The ground floor accommodation includes a large reception area, WCs and a series of meeting rooms.

The first and second floors largely comprise a similar specification consisting of new carpet tiles, suspended ceilings with LED panels, kitchen facilities and WCs.

Key features include:

- Recently refurbished office accommodation and new lighting and carpeting throughout
- 22 parking spaces with a ratio of 1:330 sq. ft
- Kitchen facilities and toilets on all floors
- Mixture of open plan offices and meeting rooms



### Tenure

Leasehold with a term expiring 15<sup>th</sup> December 2065.  
Title Number WM727186. Passing rent £74,000 pax.

### Proposal

Offers are invited for the assignment of the leasehold interest, on an unconditional basis. Alternatively, the Property is available to sub-let as a whole.

### Accommodation

Description	Sq M	Sq Ft
Ground Floor	220.4	2,372
First Floor	218.1	2,348
Second Floor	235.1	2,531
<b>Total</b>	<b>673.6</b>	<b>7,251</b>

Areas are approximate and are measured on an NIA basis.

### EPC Rating

Available upon request.



### Business Rates

Estimated to be £29,700 per annum, however occupiers are advised to make their own enquiries with the Local Authority for verification.

### Services

We understand that all mains' services are connected to the Property.

### Legal and Surveying Costs

Each party to bear own legal and surveying costs.

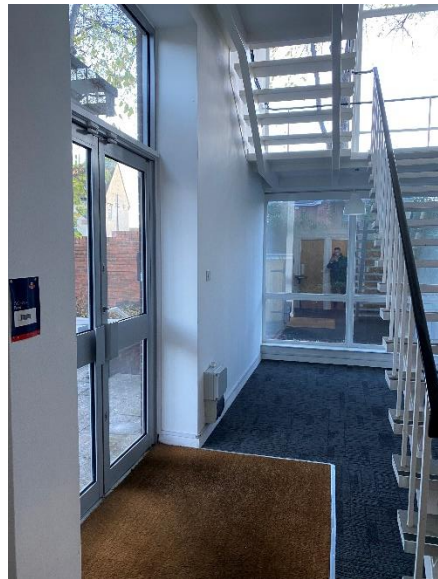
### VAT

The Property is elected for VAT.

### Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield.

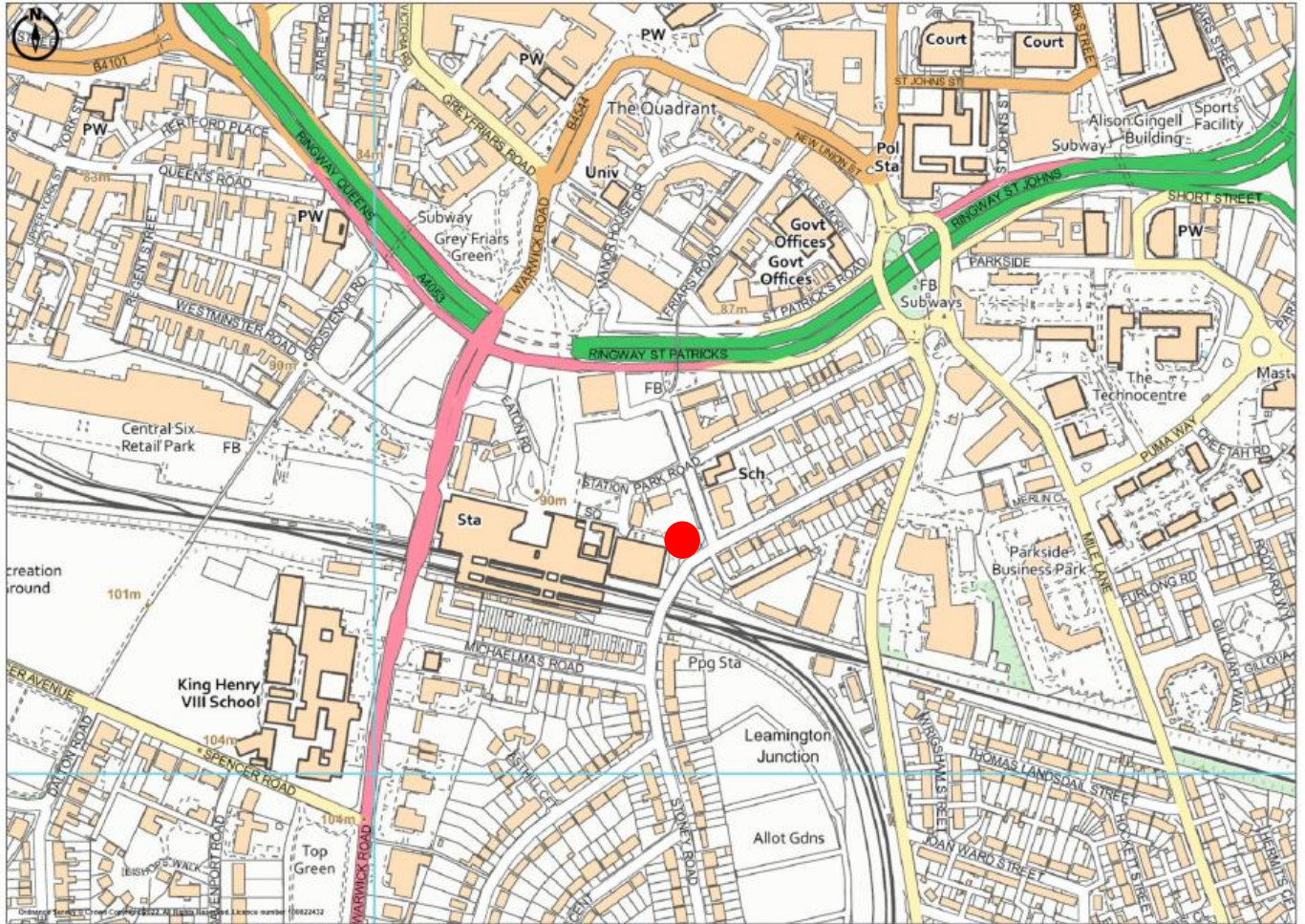
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**Sanderson House**  
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LANDMARK INFORMATION Plotted Scale - 1:7000. Paper Size - A4

## ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Particulars prepared November 2022

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