

# Self-contained first floor office

1,900 Sq Ft (176.51 Sq M)



First Floor Office, Systems House, Broad Lane, Coventry, CV5 7AX

## Property Highlights

- Self-contained modern office
- All inclusive service charge
- Security alarm & intercom system
- Air conditioning and gas central heating
- 24/7 access
- 8 parking spaces included + more available



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## Location

The property is positioned to the western end of Broad Lane, which is to the west of Coventry City centre and links directly with the A45 Fletchamstead Highway. Utilising the A45 and A46 there is the easy access on to the M1, M6, M40, M42 and M69 motorways. The site lies approximately 2.5 miles from Coventry City centre and the railway station which provides access to both Birmingham and London in under 1 hour. Birmingham NEC and airport are approximately 20 minutes' drive.

## Description

The self-contained space has its own access, separate from the rest of the building. The unit is at first floor level and comprises a meeting room, open plan office space, kitchenette, with male and female WC provisions. There are currently partitions in place which can be removed if needed.

The office benefits from LED lighting, double glazing, air conditioning and gas central heating. There is also an intercom system and security alarm installed. There are 10 parking spaces included.

## Business Rates

Included within the service charge.

## Utilities

Included within the service charge.

## EPC

This property has an EPC of D.

## Service Charge

There is an all inclusive service charge payable to cover building maintenance, cleaning, security, electricity, gas, water and business rates. The service charge is currently £650 pcm.

## Tenure

The property is available by way of a new lease on terms to be agreed.

## VAT

VAT is not applicable to the rent.

## Viewing

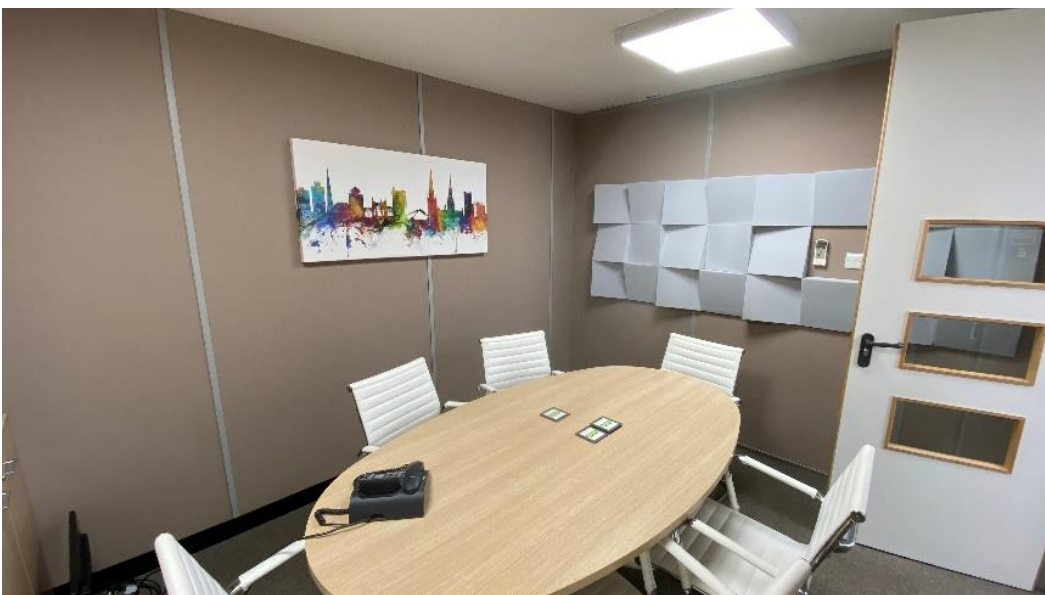
Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

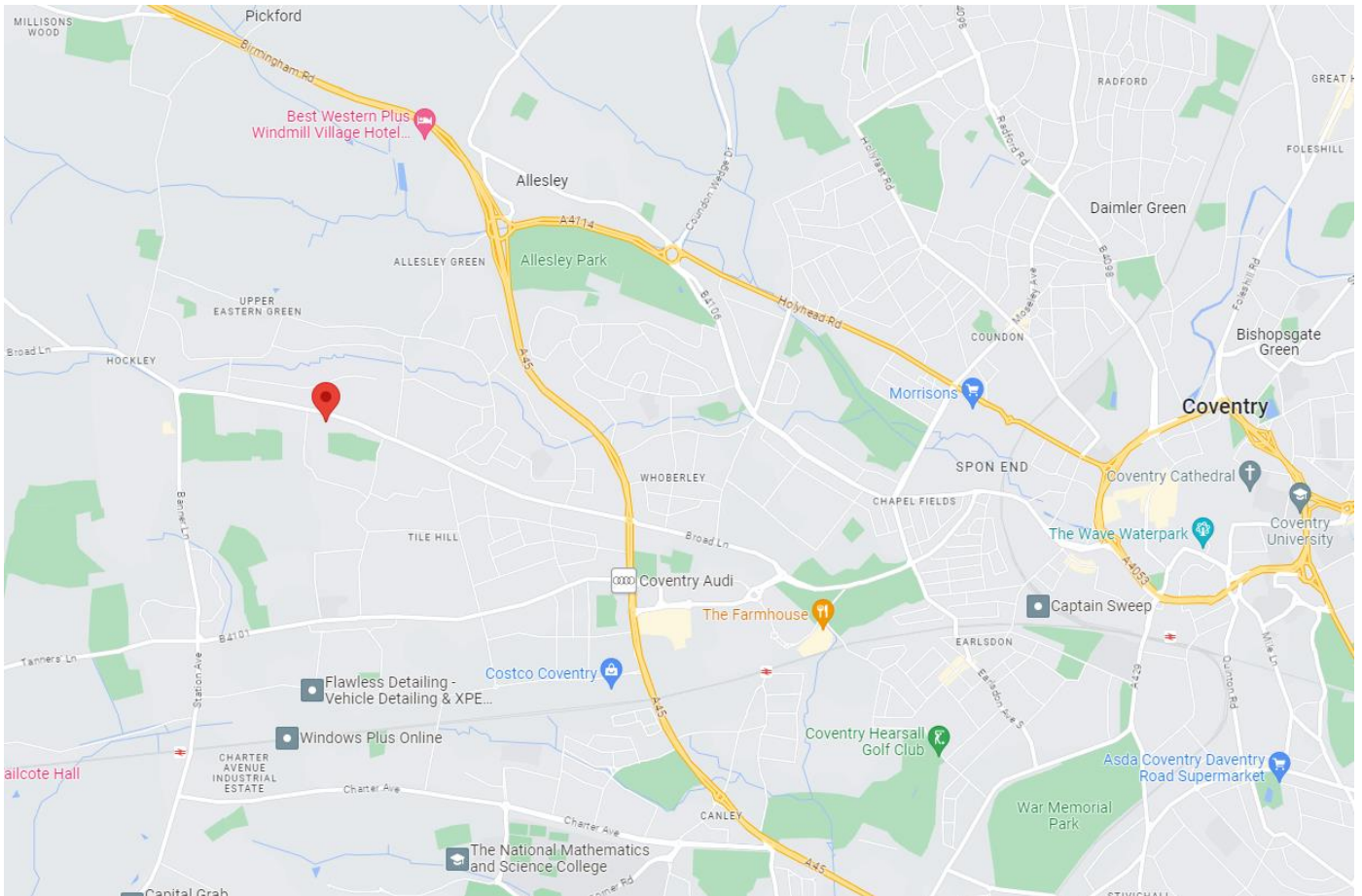
Each party to bear their own legal costs.











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