

02476 450045

**WHITE LION CHAMBERS  
44 HIGH STREET  
BEDWORTH, CV12 8NY**



**OFFICE TO LET**

**2379 SQ. FT. - 8770 SQ. FT.  
(221 SQ. M. - 815 SQ. M.)**

- Prominent Office Building
- Mix of open plan and partitioned offices
  - Passenger Lift
  - Double Glazing
- Radiator Central Heating

**02476 450045**

## LOCATION

Bedworth is situated midway between Coventry and Nuneaton. J3 of the M6 is 2 miles to the South of the town for access to the Midland Motorways Network (M69, M1, M40 M5 & M42). The NEC and Birmingham International Airport are approximately 20 minutes drive.

The building faces Rye Piece Ringway, the town centre ring road and is therefore visible to a large volume of passing vehicles. The main shopping centre is less than 2 minutes walk along High Street. Bedworth train station is 5 minutes walk for services to Coventry and Nuneaton.

## DESCRIPTION

White Lion Chambers is a three-storey office building with the following features:

- Entrance reception
- Double glazed windows
- Kitchen facilities on each floor
- Valliant combination boiler with radiators on each floor
- LED lights
- Adjacent to Spitalfields public car park

## ACCOMMODATION

Ground Floor	3,162 sq ft (293.88 sq m)
First Floor	3,162 sq ft (293.88 sq m)
Second Floor	2,745 sq ft (255.10 sq m)
<b>Net Internal Floor Area</b>	<b>9,069 sq ft (842.86 sq m)</b>

## SERVICES

All mains services are connected, including water, drainage, electric and gas.

## LEASE

The premises are available on a single new full repairing & insuring lease for a period to be agreed. Consideration will be given to lettings by floor, on internal repair and insuring terms, to include a service charge for the cost of buildings maintenance and management.

## RENT

£84,000 per annum exclusive.

Individual Floors £31,000 per annum exclusive

**02476 450045**

**BUSINESS RATES**

Rateable Value - £53,500 from 1 April 2023.  
Annual Business Rates payable £27,392

**LEGAL COSTS**

Each party is to be responsible for their own legal costs associated with the grant of lease and VAT payable thereon.

**EPC - B-50**

**Viewing**

By appointment with the sole agent

**Drake Howard Property Limited**

4 Leofric Court  
Progress Way  
Binley  
Coventry  
CV3 2NT

**Contact:** Marie Farrell

Marie@drakehoward.co.uk



**IMPORTANT NOTICE.** These property particulars are provided for guidance purposes only and while the details are believed to be correct their accuracy is not guaranteed and do not constitute an offer or contract or warranty.

Drake Howard Property Limited for themselves and for the vendor or lessor for whom they act as agent further stipulate all descriptions dimensions references to condition and necessary permissions for use and occupation and all other information including but not limited to tenure and tenancies service installations and equipment business rates and tax should not be relied upon and prospective purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
No employee of Drake Howard Property Limited has any authority to make or give any representation or warranty in relation to the property.