



**POWELL HOUSE
CHURCH STREET
NUNEATON
CV11 4DS**

**RETAIL/LEISURE/OFFICE REDEVELOPMENT
OPPORTUNITIES**



- **Self contained 2 storey office accommodation in prominent town centre location**
- **Suitable for a variety of different uses, Subject to Planning Permission**
- **Space available from 200 sq ft (60.96 sq m)**

Location

Nuneaton has a resident population of approximately 66,000 and is a well established commercial centre located 20 miles east of Birmingham and 9 miles north of Coventry.

The property is situated on the south-east side of the town centre close to the A444 and the new vicarage street proposed development, on the junction of Church Street and Wheet Street.

Nearby occupiers include Wilkinson's, Cancer Research and Mothercare.

Description

The property comprises of an office building arranged on ground and upper floor and provides a mixture of open plan and cellular offices. The accommodation benefits from:

- Carpeting throughout
- Gas central heating
- Window blinds
- Suspended ceilings with recessed fluorescent lighting
- Onsite secure car parking



Accommodation

Floor	Sq M	Sq Ft
Ground	575.7	6,197
1st	563.6	6,607
Total	1,139	12,804



Rating

Interested parties are to make their own enquiries to the VOA

Viewing and Further information

Please contact Ceri Hill at Prospect Estates or our letting agents Lovitts.
ceri@prospectestates.com or 01943 850111

SUBJECT TO CONTRACT

Scale: 3/5/2011

