

TO LET

Stoney Stanton Road Coventry, CV6 5DH

Rent PA: POA

Area: 7,446 sqft (692 sqm)

- Extended Industrial Unit
- Secure Forecourt & Rear Yard
- Various Uses (Subject To Consents)
- Prominently Situated Fronting Busy Road
- Well Located For A444, M6, Etc.



LOCATION:

The unit is prominently situated on the busy Stoney Stanton Road (B4109) about 1 mile from the Inner Ring Road (A4053) which offers access to the City Centre. The property is also well located for the A444 (circa 1 mile), with Junction 3 of the M6 being about a further 2.5 miles distant. The unit is located in a mixed commercial/densely populated residential area with neighbouring occupiers including the NHS Walk-In and Healthcare Centre, Coventry College, Hanford Close Industrial Estate, Gallagher Retail Park, etc. There is on street parking to hand with a nearby bus stop. Coventry has a population of 316,960 (2011 Census).

DESCRIPTION:

The premises comprise an extended profile sheet clad industrial building with office/toilet block. A metal fence (with double gates) set back from the road provides for a useful secure principally concrete forecourt offering parking/vehicle circulation. A further secure yard at the rear is accessed from within the unit via an electric roller shutter door. There are two manually operated roller shutter doors at the front, both about 4.61m (15'1") wide x 3.83m (12'7") high. The main building has an eaves height of about 4.64m to the underside of the roof covering. The premises have traded until recently as a tyre fitting centre but are considered suitable for a variety of industrial/warehouse uses, subject to consents (prospective occupiers are advised to make their own enquires with the Local Planning Authority).

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Main Building	6,078	565
Extension	1,147	107
Office/Toilet Block	221	21
TOTAL	7,446	692

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

Mains electricity, water and drainage are installed to the property, subject to connection charges by the Utility Companies. No tests have been applied.

TERMS:

The premises are held on a tenant's full repairing and insuring lease for 30 years with effect from 15 May 1998 and are available by way of a new sub-lease for a term by agreement, but not to exceed the expiry date of the Head Lease (ie 14 May 2028). Rent on application.

LEGAL COSTS:

The incoming tenant is to pay all reasonable legal costs in respect of the transaction including stamp duty and VAT if applicable, together with any superior landlord's legal and surveyor's costs for the approval of the sub-letting.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT is payable on the rent, etc.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value (2017 List) £55,500. Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the RV and amount of rates payable.

EPC RATING: C

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **commercial@loveitts.co.uk**