



To Let:

## Industrial Premises

18  
Napier Street  
Hillfields  
Coventry  
CV1 5PR

Rent £7,500 per annum

100 sq.m. (1,072 sq.ft.)

EPC Rating: N/A

### Industrial/warehouse premises

To let light industrial/warehouse premises close to the city ring road. The unit have an eaves height of 11.3 ft (max) 3.4 ms. For further information contact Stewart Smith T: 024 7683 2825.

## 18, NAPIER STREET, HOLBROOKS, COVENTRY, CV1 5PR

### The Premises

- are located just off Sky Blue Way - a major link road to the whole of Coventry and national road network.
- have good access and parking facilities.
- have brick and block cavity wall construction with a low pitch insulated roof. Roller shutter door to the main workshop and WC accommodation included.
- have all services available.
- may be used for general industrial or warehouse purposes.
- benefits from eaves height of 11.3 ft (max).
- do not require an Energy Performance Rating.
- Your business may be eligible for a discount under the small business rate relief scheme in England if you only occupy one property and it has a rateable value below £12,000. The Government has extended the small Business Rate Relief to apply until 31 March 2016. Small business rate relief is calculated at 100 per cent on properties up to £6,000 and a tapering relief from 100 per cent to 0 per cent for properties up to £12,000 in rateable value N.B.\* The Rate Payable could be subject to Transitional Rate Relief. Uniform Business Rates 2015/16 at 49.3p in the £.
- For more information visit [www.businesslink.gov.uk/businessrates](http://www.businesslink.gov.uk/businessrates) or to check if your business would qualify contact the Council's Business Rates team T:024 7683 2522 or e-mail [businessrates@coventry.gov.uk](mailto:businessrates@coventry.gov.uk).

### What it Will Cost

• Rent	£7,500	per annum
• Service/Sinking Fund Charge	76	per annum
• Management Charge	£263	per annum
	<b>TOTAL</b>	<b>£7,839 per annum</b>
	Rates Payable 2016/17	£3,001 per annum
	Rateable Value 2016/17	6,200.00

### Terms of Tenancy

- The length of lease is to be agreed, subject to a minimum of 3 yrs. The rent will be reviewed every 3 years subject to a minimum rent equal to the initial rent.
- The occupier will be responsible for repair and maintenance of the premises.
- The Council will maintain the common parts of the estate, paid for by the service charge. The tenant will be required to reimburse the annual insurance premium, which is currently £191.

## Information

For further information or to arrange a viewing, please contact Stewart Smith on:-

T: 024 7683 2825

e: [stewart.smith@coventry.gov.uk](mailto:stewart.smith@coventry.gov.uk)

Business support is available from our partners the Chamber of Commerce.

Coventry and Warwickshire Chamber of Commerce provides a range of support and advice to businesses, including financial management, business growth, diversification and marketing. For more information please call **024 7665 4321** or visit [\*\*www.cw-chamber.co.uk\*\*](http://www.cw-chamber.co.uk)

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## Contact Details

Commercial Property Management

Floor 9, Civic Centre 4

Much Park Street

Coventry

CV1 2PY

e: [commercial.property@coventry.gov.uk](mailto:commercial.property@coventry.gov.uk)

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If you need information in another format  
or language please contact us.

e-mail: [sonia.maceluch@coventry.gov.uk](mailto:sonia.maceluch@coventry.gov.uk)

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