

TO LET

Sparkbrook Street Coventry, CV1 5ST

Rent PA: £5,830

Area: 583.00 sqft (54.16 sqm)

- B1/B8 Use
- Available On a New Lease
- Aapprox. 583 sq.ft. (54.2 sq.m.)
- Eaves Height Min 13'
- Well Presented Estate

LOCATION:



SERVICES:

All mains services are connected to the property. No tests have been applied.

DESCRIPTION:

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Industrial	583.00	54.16
TOTAL	583.00	54.16

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

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

TERMS:

A brand new lease excluded from the Landlord and Tenant Act 1954 Part II.

LEGAL COSTS:

TEach party to pay their own legal costs but the Council/Landlord require three months rent prior to documentation being prepared.

VAT:

Not applicable but the Landlord reserves the right to change in the future.

RATEABLE VALUE:

The Rateable Value is £3,200. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

EPC RATING: C

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk