

TO LET

UNIT 3 BERMUDA TRADE CENTRE
HAMILTON WAY, NUNEATON, CV10 7RA



MODERN TRADE COUNTER UNIT

2,700 sq ft (250.84 sq m) (Approx. Total Gross Internal Area)

- Established trade park with occupiers including Screwfix, Eurocell & Topps Tiles
- 7.2m to eaves

LOCATION

The trade park is situated on Hamilton Way at the entrance to Bermuda Industrial Estate and Leisure Park. It is accessed off the A444 on the main route to the M6 Junction 3 (less than 2 miles South) with Nuneaton town centre 1.5 miles to the North.

Other occupiers within the trade park include Screwfix, Topps Tiles, Eurocell and Bathstore. Amenities can be found at the nearby leisure park which include McDonald's, KFC, Frankie & Benny's, Subway and a Nuffield Gym.

DESCRIPTION

The property comprises a modern, steel portal frame trade counter unit as part of a terrace of 5 units. The unit benefits from an electric roller shutter loading door, glazed pedestrian personnel door, leading to the trade counter / showroom, LED lighting and WC facilities.

The unit benefits from an eaves height of 7.2m and car parking for 5 cars.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	144.77	1,558
Trade Counter / Showroom	106.07	1,142
TOTAL Approx. Gross Internal Area	250.84	2,700

TENURE

The property is available by way of an assignment or sublease of the existing leasehold interest, expiring February 2028, subject to a tenant's option to break in February 2023.

Alternatively, a longer term may be available through negotiations with the landlord.

POSTCODE: CV10 7RA



RENT

£27,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

B (37).

BUSINESS RATES

Rateable Value (2017): £22,500.

PLANNING

We understand the property is located in an area zoned for commercial uses, however any interested party should make their own enquiries with Nuneaton & Bedworth Borough Council to ensure the relevant consent is in place for their use.

VAT

All prices are quoted exclusive of VAT, which may be chargeable.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6487 Date: 04/20

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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