

TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT WITH OFFICES

Unit 18 Spitfire Close, Coventry Business Park, Coventry CV5 6UJ



3,753 SQ FT (348.7 SQ M) GIA

- Excellent access to A45 dual carriageway
- 7 metre eaves
- Excellent on site car parking
- Ground and first floor offices (with potential for alteration)

Location

Spitfire Close is located on Coventry Business Park accessed off the A45 dual carriageway. The A45 itself provides excellent access to the M6, M6 Toll, M42, M45 and M69 as well as Birmingham International Airport and the NEC. Canley Railway Station is within easy walking distance of the property. Coventry City Centre is circa 2.4 miles to the south west.

The Business Park offers excellent onsite amenities including Sainsbury's supermarket and various food outlets.

Description

The unit is mid-terraced with parking to the front. Good loading is provided via a up and over shutter door. The building is clad with profile steel insulated sheets to the eaves and roof with approximately 10% inset roof lights.

The main warehouse provides excellent open space, having an eaves height of 7 metres extending to 8.5 metres at the Apex and is lit by sodium lighting.

There are offices installed at both ground and first floor levels which provide a small reception area and open plan offices on the first floor. A disabled WC and male WC facility are located on the ground floor. The offices are lit by way of Category II fluorescent lighting and heated by electric heaters.

The building currently benefits from an alarm system together with gas blower heating, 3 phase electricity and circa 6 car parking spaces.

Accommodation

Total GIA:	348.7 sq m	3,753 sq ft
inc First Floor Office	78.9 sq m	849 sq ft

Services

It is understood all mains services are connected to the property.

Lease

A new Full Repairing & Insuring Lease is available for a term of years to be agreed.

Rent

£26,500 per annum exclusive.

VAT

All figures are exclusive of VAT unless otherwise stated which we understand will be payable.

Service Charge

There is a surcharge levied to cover the costs of maintenance of the common parts of the Estate. Further details upon request.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £25,000.

Energy Rating

C75. EPC available upon request.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the joint agents:

HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
COVENTRY CV1 1EJ

CHRIS HOBDAY 024 7655 5180
chris@holtcommercial.co.uk



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T/ 024 7655 5180
E/ agency@holtcommercial.co.uk
W/ holtcommercial.co.uk

Head Office
Holt Court
16 Warwick Row
Coventry
CV1 1EJ

Birmingham Office
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD