



To Let:

Industrial Premises

17
Napier Street,
City Centre
Coventry
CV1 5PR

Rent £3,400 per annum

53 sq.m. (570 sq.ft.)

Industrial/Warehouse premises

To let industrial/warehouse premises with 3 phase power, the main area has an eaves height of 3.8ms. Excellent access to road network. For further details T: 024 7683 2748

17, NAPIER STREET,, CITY CENTRE, COVENTRY, CV1 5PR

The Premises

- are located just off Sky Bue Way - a major link road to the whole of Coventry and national road network.
- have good access and parking facilities.
- are brick and block cavity wall construction with a low pitch insulated roof.
- have a roller shutter door (3.03ms H x 2.58ms W) to the main workshop and have WC accommodation included.
- have all services available.
- may be used for general industrial or warehouse purposes.
- benefits from 3 phase electricity and eaves height of 3.8ms.
- have a rateable value that could make your business eligible for Small Business Rate Relief. For more information visit www.businesslink.gov.uk/businessrates or to check if you would qualify contact the Council's Business Rates Team on 024 7683 2522 or e-mail businessrates@coventry.gov.uk.
- NB: * The Rates Payable could be subject to Transitional Rate Relief. Uniform Business rates 2011/12 at 43.3p in the £.

What it Will Cost

• Rent	£3,400	per annum
• Service/Sinking Fund Charge	59	per annum
• Management Charge	£119	per annum
	TOTAL	£3,578 per annum
	Rates Payable 2011/12*	£1,451 per annum
	Rateable Value 2011/12*	£3350

Terms of Tenancy

- The length of lease is to be agreed. 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.
- The tenant is required to pay the annual insurance premium of £87.66.

Information

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

Telephone: 024 7683 2825

Fax: 024 7683 3338

email: 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

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

Telephone: (024) 7683 2797

Fax: (024) 7683 2780

e-mail: sonia.maceluch@coventry.gov.uk

Misrepresentation Act 1967

These details are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. Neither the City Council nor any person in their employ has authority to make or give any representation or warranty whatsoever in relation to the property/development. All verbal statements made in the course of negotiation are made on the same understanding. These particulars do not form part of any contract . All plans are crown copyright.

αβχ



FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE