

To Let

£49,500
Per Annum

Quality Industrial Warehouse Unit with Offices

6,739 Sq Ft (626.05 Sq M)



Unit 22 Spitfire Close, Coventry Business Park , Coventry CV5 6UR

Property Highlights

- High quality modern end terrace unit.
- 7m eaves
- Excellent access to A45 dual carriageway.
- Includes ground and first floor offices.
- Parking for approximately 11 vehicles.



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Location

Spitfire Close is located on Coventry Business Park accessed off the A45 dual carriageway providing excellent access between Birmingham and Coventry, including access to the M6, M6 Toll, M42 and M49 motorways, as well as Birmingham International Airport and the NEC. Canley Railway Station is within easy walking distance. The Business Park offers excellent on site amenities including a large Sainsbury's Supermarket and various food outlets.

Description

The unit is end terrace with parking to the front and front loading via an up and over loading door. The building is of steel portal frame construction with profile steel sheet insulated cladding to elevations and roof with roof lights.

The main warehouse has good clear space with an eaves height of approximately 7m and maximum height to ridge of 8.5m. Lighting is sodium. There is a separate pedestrian office leading to a reception area/office, WC and understairs store, and a stairway to a mainly open plan first floor office area. The offices are bright with lots of natural light, well equipped with good quality carpeting and fixtures and fittings, including air conditioning cassettes to the first floor offices.

Externally there is car parking for approximately 11 vehicles.

Please note that the pictures used in this brochure show stock, contents and fixtures belonging to the current occupier, which will be removed prior to a new lease. Please also note that a new tenant may take advantage of the racking, which will otherwise be removed if not required.

Accommodation

Description	Sq Ft	Sq M
Ground Floor Warehouse	5,935	551.36
First Floor Offices	804	74.69
Total	6,739	626.05

Business Rates	
Rateable Value (2017)	£38,000
Uniform Business Rates (2019/20)	0.491 pence

Tenure

The premises are available on a new full repairing and insuring lease on terms to be agreed.

Services

All mains services are connected.

EPC

C -71

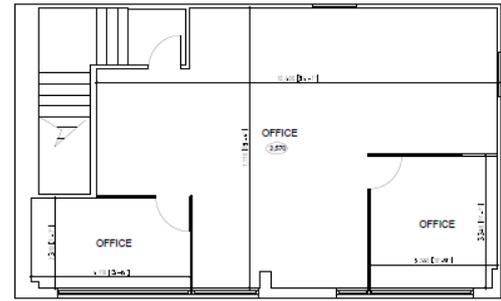
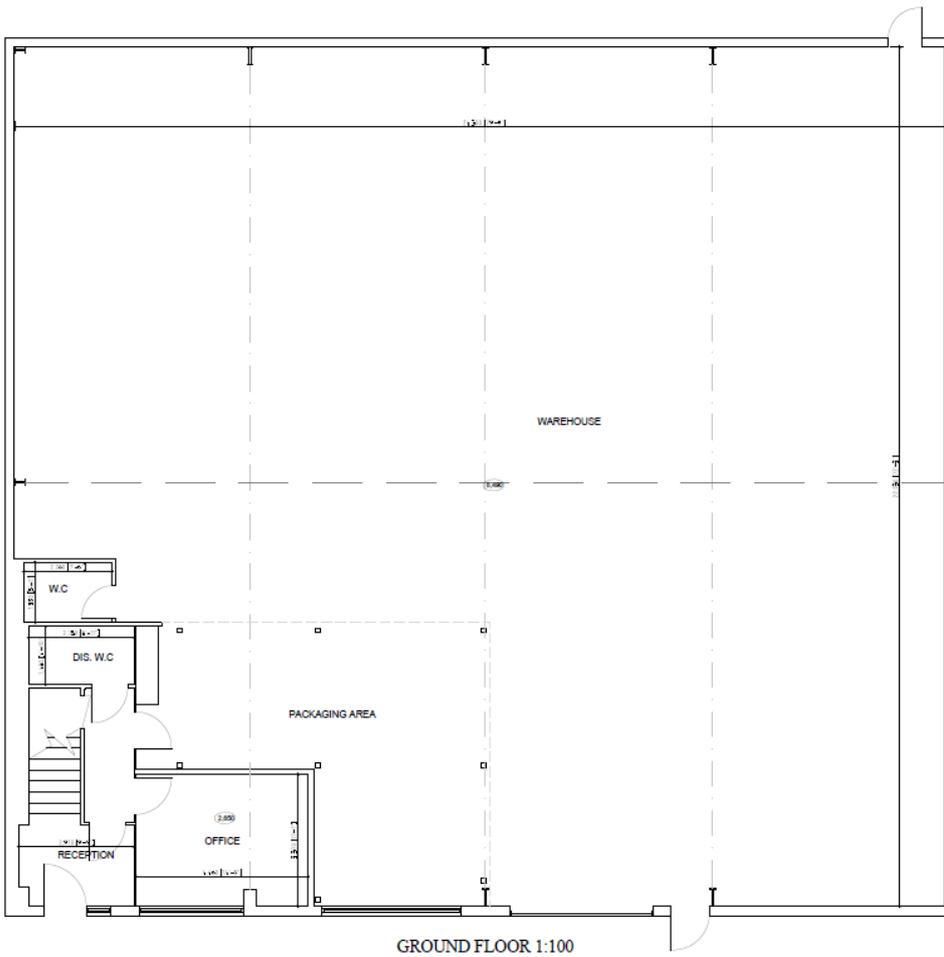
Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





FIRST FLOOR 1:100

GROUND FLOOR AREA = 527.7 sqm / 5,699 sq ft

FIRST FLOOR AREA = 85.9 sqm / 928.47 sq ft

Measured Survey For:				<p>METRES</p> <p>SCALE</p>	
UNIT 22, Spitfire Close, Coventry CV5 6UR					
Drawn: JDC	PRINT A3 -	Job no. WZ025601 -	Dwg No. 01		
WENSLEY & LAWZ					
116-118 Westminster Buildings, Walgrave Road, Coventry, CV2 4ED					
024 76 233144					
PLEASE NOTE: Scale from dimensions only. All dimensions are to be checked on site prior to any works commencing					



Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. September 2019.

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