

## TO LET

# MANUFACTURING/WAREHOUSE UNITS

Unit G Templar Industrial Park, Torrington Avenue, COVENTRY CV4 9AP



## 2,388 sq ft (221.85 sq m)

- Excellent Access to A45
- Good road links to Birmingham International Airport, NEC and Motorway network
- Available September 2015

#### Location

The Templar Industrial Park holds a prominent position on Torrington Avenue at its junction with Templar Avenue. This established industrial estate is approximately 4 miles west from Coventry City Centre. There is good access to the A45 dual carriageway which connects to the A46, M42 and M45 leading to the M1. Tile Hill Railway Station on the Coventry/Birmingham Intercity line is approximately 1 mile to the west.

## **Description**

The units are of steel frame construction supporting pitched roofs with translucent roof lights. Elevations to the units are of brick construction to the eaves.

Unit G benefits from roller shutter door, personnel door, kitchen, WC and Powrmatic gas fired overhead blower heater. The unit benefits from a clear working height of 4.6 metres.

### **Accommodation**

Gross Internal Area: 2,388 sq ft (221.85 sq m)

#### **Services**

It is understood that single and three phase electricity, gas, water and drainage services are connected to the property.

## **Service Charge**

A service charge is levied to cover maintenance and upkeep of common areas on the park. Further details upon request.

#### **Tenure**

A new Lease will be granted for a term to be agreed on a full repairing and insuring basis.

## Rent

£10,750 per annum.

#### Rates

According to the Valuation Office Non Domestic Rating List 2010 the property has a current Rateable Value of £7,900.

#### VAT

All figures quoted are exclusive of VAT. VAT will be charged if applicable.

## **Legal Costs**

The Templar Industrial Park holds a prominent The ingoing Tenant is to be responsible for the position on Torrington Avenue at its junction with Landlord's reasonable legal costs incurred in this Templar Avenue. This established industrial estate is transaction.

## Viewing

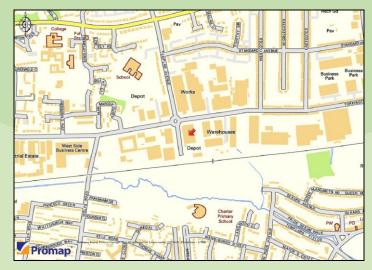
Strictly by appointment with the agent:

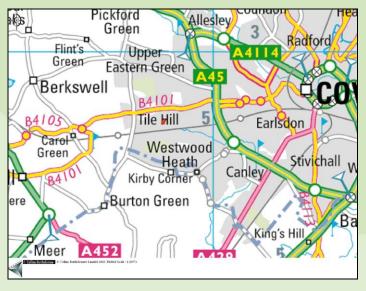
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## **Energy Rating**

G214. EPC available upon request.

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