

# OPENING DOORS SINCE 1843



**Area**  
515.25 sqm (5547 sqft)



**Rent**  
£36,500 per annum



**Industrial**  
Modern Warehouse  
Building with Offices



**Eaves Height**  
5.18 m (17 ft)



**Location**  
Convenient Earlsdon  
Address

## TO LET

11 Clarendon Street, Earlsdon CV5 6EW

## Location:

The property is located in an area of mixed residential and commercial development in the favoured Earlsdon district of Coventry, a short distance from Earlsdon Avenue North (B4107) which provides direct access to the Kenilworth Road and A45 Kenpas Highway to the south. This then provides a speedy dual carriageway link to the Midlands Motorway network.

The city's Inner Ring Road is also within easy reach providing access to all the arterial roads out of the city.

## Description:

The property comprises an attractive modern single span warehouse building with central heating to the two storey front office section (incorporating former trade counter) and with a roller shutter door for access allowing for front servicing for delivery and despatch.

The property which is built to an eaves height of 5.18 (17ft) approx. is of steel portal frame construction, brick and block work faced with modern profile cladding to the upper elevations and similarly to the roof which is lined with perspex roof lights incorporated.

The front forecourt area provides parking for say three cars with further parking possible along the boundary of the site which is secured by double gates for access.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor Office/Storage</b>	1,094.00	101.64
<b>First Floor Offices</b>	1,094.00	101.64
<b>Warehouse</b>	3,351.00	311.32
<b>TOTAL</b>	<b>5,539.00</b>	<b>514.59</b>

## Services:

All mains services are connected together with gas fired central heating to the office element. No tests have been applied.

## Rateable Value:

The unit is included in the 2017 Rating List as Warehouse and Premises with a Rateable Value of £22,250. Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority in this respect.

## Terms:

The property is available to lease on a full repairing and insuring basis for a term of years to be agreed but a 6 year term is suggested with a 3 yearly rent review.

The commencing rental will be £36,500 per annum exclusive.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these details the Landlord had elected not to charge VAT on the rental premium.

## Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

