



To Let:

Industrial Premises

9
Hornchurch Close
Coventry
CV1 2QZ

Rent £17,600 per annum

204 sq.m. (2,200 sq.ft.)

EPC Rating: N/A

Industrial Premises

To let quality industrial/warehouse unit close to city centre and the ring road. Ample parking and good road connections. For further details contact 024 7683 2825

9, HORNCHURCH CLOSE, , COVENTRY, CV1 2QZ

The Premises

- are situated off Quinton Road just south of junction 5 on the inner ring road.
- form part of a development of 14 units, brick and block built with refurbished insulated roofs with office and WC accommodation.
- are accessed via roller shutter door and a personnel door.
- do not require an Energy Performance Rating.
- have an eaves height of approximately 3.2m.
- benefits from a service area which fronts all units.
- benefits from communal car parking.
- may be used for light or general industrial or storage purposes.

What it Will Cost

• Rent	£17600	per annum
• Service/Sinking Fund Charge	£1,065	per annum
• Management Charge	£616	per annum
TOTAL	£19,281	per annum
Rates Payable 2018/19*	£7,395	per annum
Rateable Value 2018/19*	£15,000	

Terms of Tenancy

- The length of lease is to be agreed, but a term of 3 years minimum would be expected.
- The occupier will be responsible for repair and maintenance of the premises.
- The Council will maintain the common parts paid for by the service charge.
- The Council will insure the premises, and re-charge the premium by way of additional rent.
The annual insurance rent is £524

Information

For further information contact Stewart Smith T: 024 7663 2825 or stewart.smith@coventry.gov.uk

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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**

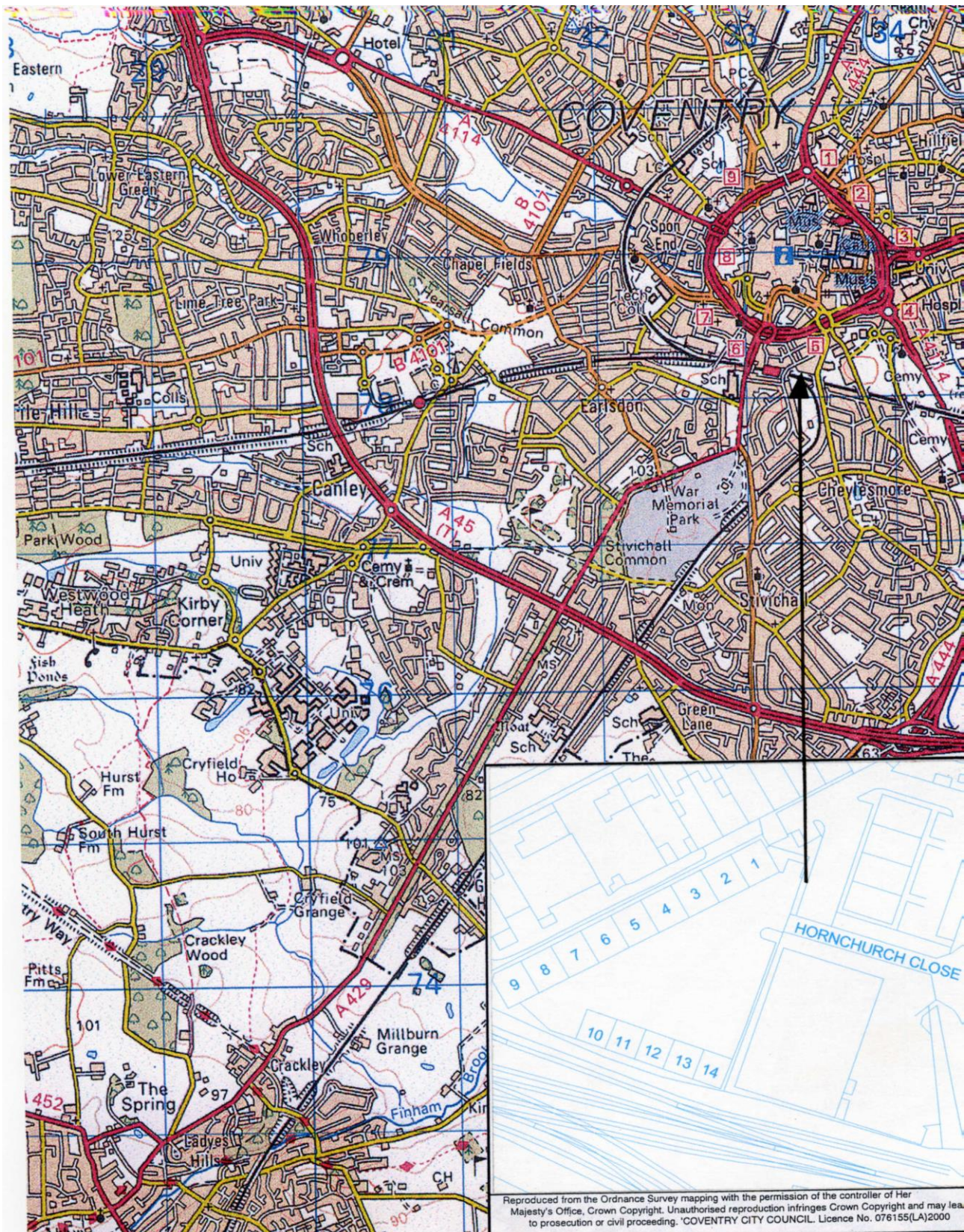
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e-mail: commercial.property@coventry.gov.uk

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