

024 7655 5180



TO LET

MANUFACTURING/WAREHOUSE UNIT

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



1,798 sq ft (166.99 sq m) + Mezzanine Offices 991 sq ft (92.04 sq m)

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

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 unit is of steel frame construction supporting steel trussed pitched roofs with north facing roof lights. Elevations to the units are of brick/breezeblock construction to the eaves.

Unit D benefits from roller shutter door, personnel door, kitchen and WC. There are mezzanine offices currently in situ. The mezzanine can be removed subject to negotiation.

Accommodation

**Gross Internal Area: 1,798 sq ft (166.99 sq m)
+ Mezzanine Offices 991 sq ft (92.04 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

Upon application.

Rates

According to the Valuation Office Non Domestic Rating List 2010 the property has a current Rateable Value of £8,600.

VAT

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

Legal Costs

The ingoing Tenant is to be responsible for the Landlord's reasonable legal costs incurred in this transaction.

Viewing

Strictly by appointment with the agent:

D&P HOLT LIMITED

HOLT COURT

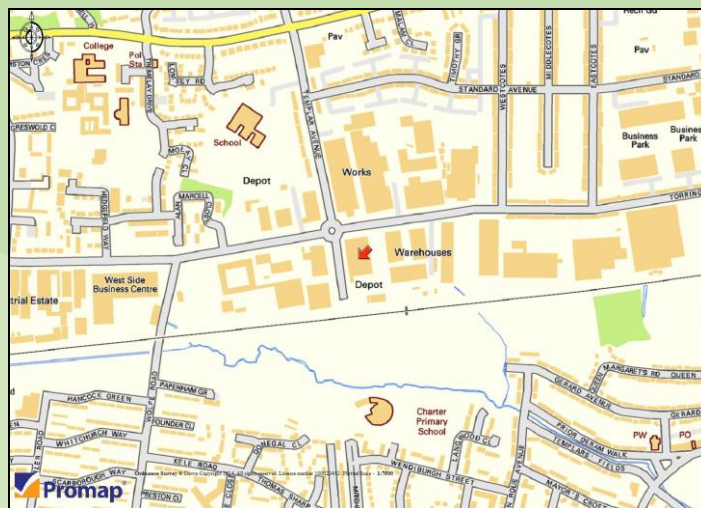
16 WARWICK ROW

COVENTRY CV1 1EJ

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Energy Rating

E105. EPC available upon request.

Important notice:

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