

TO LET

MANUFACTURING/WAREHOUSE UNIT

Unit A, Templar Industrial Park, Torrington Avenue, Coventry CV4 9AP



4,667 SQ FT (433.6 SQ M) GIA

- Excellent access to A45
- Good road links to Birmingham International Airport, NEC and Motorway network
- 4.5 metres height approx

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 pitched roofs with translucent roof lights. Elevations are of brick and breezeblock construction to the eaves.

Unit A benefits from a roller shutter door, personnel door, kitchen and WC. The unit comprises two bays. The main bay with roller shutter has a clear height of approximately 4.5 metres, with the second bay having a slightly reduced height. There are two office areas to the unit.

Accommodation

Total Gross Internal Area: 4,667 sq ft 433.6 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.

Rent

£19,500 per annum exclusive.

Tenure

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

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £15,500.

Energy Rating

E120. EPC available upon request.

VAT

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

Legal Fees

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

Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
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