

TO LET

INDUSTRIAL/FACTORY UNIT WITH GENEROUS PARKING

Unit 9 Parbrook Close Industrial Estate, Padstow Road, COVENTRY CV4 9XP



3,509 sq ft (328.03 sq m) GIA

- Available for immediate occupation
- Secure and well managed industrial estate
- Located within close proximity to the A45
- Parking for approximately 9 cars
- Could be taken coterminous with another 3,528 sq ft

Location

The property is located approximately 4 miles to the north east of Coventry City Centre in the suburb of Tile Hill. The immediate area is almost entirely industrial. Occupiers include Volvo Used Trucks, Phoenix Worldwide Logistics and Voith Industrial.

The location offers good links to the region via the A45 and Tile Hill Station is approximately 0.5 miles to the south west.

Specifically Unit 9 is at the end of the southern terrace.

Description

Unit 9 offers an end-terrace brick and block work built industrial unit under a mono pitched insulated profile metal roof.

Internally the property is largely open plan with WC and office facilities alongside a small kitchenette.

Heating is by way of a gas fired blower, lighting by way of strip fluorescent tube lights and the electrical supply is three phase. The unit has a maximum working height of 4.88m to its rear. Vehicular access measures 3m high x 3m wide.

Externally the unit benefits from parking for 9 cars.

Accommodation

From our inspection and the measurements taken on site we can confirm that the unit has the following approximate GIA.

Area (GIA)	sq ft	sq m
Workshop	3,509	326.03
Including offices	149	13.84
Total:	3,509	326.03

Tenure/Lease Terms

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

£22,950 per annum exclusive payable quarterly in advance.

Service Charge

The Landlord will maintain the common parts of the estate and recover costs via a service charge. The estimate for the current year is approximately £2,368.

There will be an additional contribution to the estate sinking fund. For the current year this is approximately £1,251.40.

Management Charge

Please also note that there is a standard additional management charge of 3.5% of the rent collected to cover the cost of the rent collection process.

Insurance

The Landlord will insure the premises and be reimbursed by the incoming Tenant. The estimate for the current year is approximately £806.32.

Rates

Factory and premises £21,500

The unit therefore falls below the threshold at which rates become payable for single premises occupiers.

Energy Performance Certificate

C71 – a copy is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The rent quoted is exclusive of VAT which may be payable.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
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CHRIS HOBDAY

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