

To Let:

Light Industrial Premises

13 & 14
Napier Street
City Centre
Coventry
CV1 5PR

Rent £11,460 per annum

158 sq.m. (1,702 sq.ft.)

EPC Rating: N/A

Industrial/warehouse premises

To let industrial/warehouse premises located just off Sky Blue Way, with good access and parking facilities. For further details T:- 024 7683 2825

13 & 14, NAPIER STREET, CITY CENTRE, COVENTRY, CV1 5PR

The Premises

- are located just off Sky Blue Way - a major link road to the whole of Coventry and national road network.
- have good access and parking facilities.
- have brick and block cavity wall construction with a low pitch insulated roof. Roller shutter door to the main workshops and WC accommodation included.
- at unit 14 benefits from a mezzanine and ground floor office.
- may be used for light industrial or warehouse purposes.
- may be considered as two separate units. The costs would be: Unit 13 = Rent £5,675 pa, Service /Sinking Fund = £58 pa, Management Charge £199 pa. Total £5932 pa. Unit 14 = Rent £5785 pa, Service /Sinking Fund £61 pa, Management Charge £202 pa. Total £6048 pa.
- do not require an Energy Performance Rating.
- Your business may be eligible for a discount under the small business rate relief scheme in England if you only occupy one property and it has a rateable value below £12,000. The Government has extended the small Business Rate Relief to apply until 31 March 2016. Small business rate relief is calculated at 100 per cent on properties up to £6,000 and a tapering relief from 100 per cent to 0 per cent for properties up to £12,000 in rateable value N.B.* The Rate Payable could be subject to Transitional Rate Relief. Uniform Business Rates 2015/16 at 49.3p in the £.
- For more information visit www.businesslink.gov.uk/businessrates or to check if your business would qualify contact the Council's Business Rates team T:024 7683 2522 or e-mail businessrates@coventry.gov.uk.

What it Will Cost

• Rent	£11,460	per annum
• Service/Sinking Fund Charge	£119	per annum
• Management Charge	£401	per annum
	TOTAL	£11,980 per annum
	Rates Payable 2015/16*	£4,092 per annum
	Rateable Value 2015/16*	£8300

Terms of Tenancy

- The length of lease is to be agreed. The rent will be reviewed every 3 years subject to a minimum rent equal to the initial rent.
- The occupier will be responsible for repair and maintenance of the premises.
- The Council will maintain the common parts of the estate, paid for by the service charge.
- The tenant will pay for the insurance of the buildings: the current annual premiums are £148 & £154 for units 13 & 14 respectively.

Information

For further information or to arrange a viewing, please contact Stewart Smith on:-

T: 024 7683 2825

e: stewart.smith@coventry.gov.uk

Business support is available from our partners the Chamber of Commerce.

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**](http://www.cw-chamber.co.uk)

Contact Details

Commercial Property Management

Floor 9, Civic Centre 4

Much Park Street

Coventry

CV1 2PY

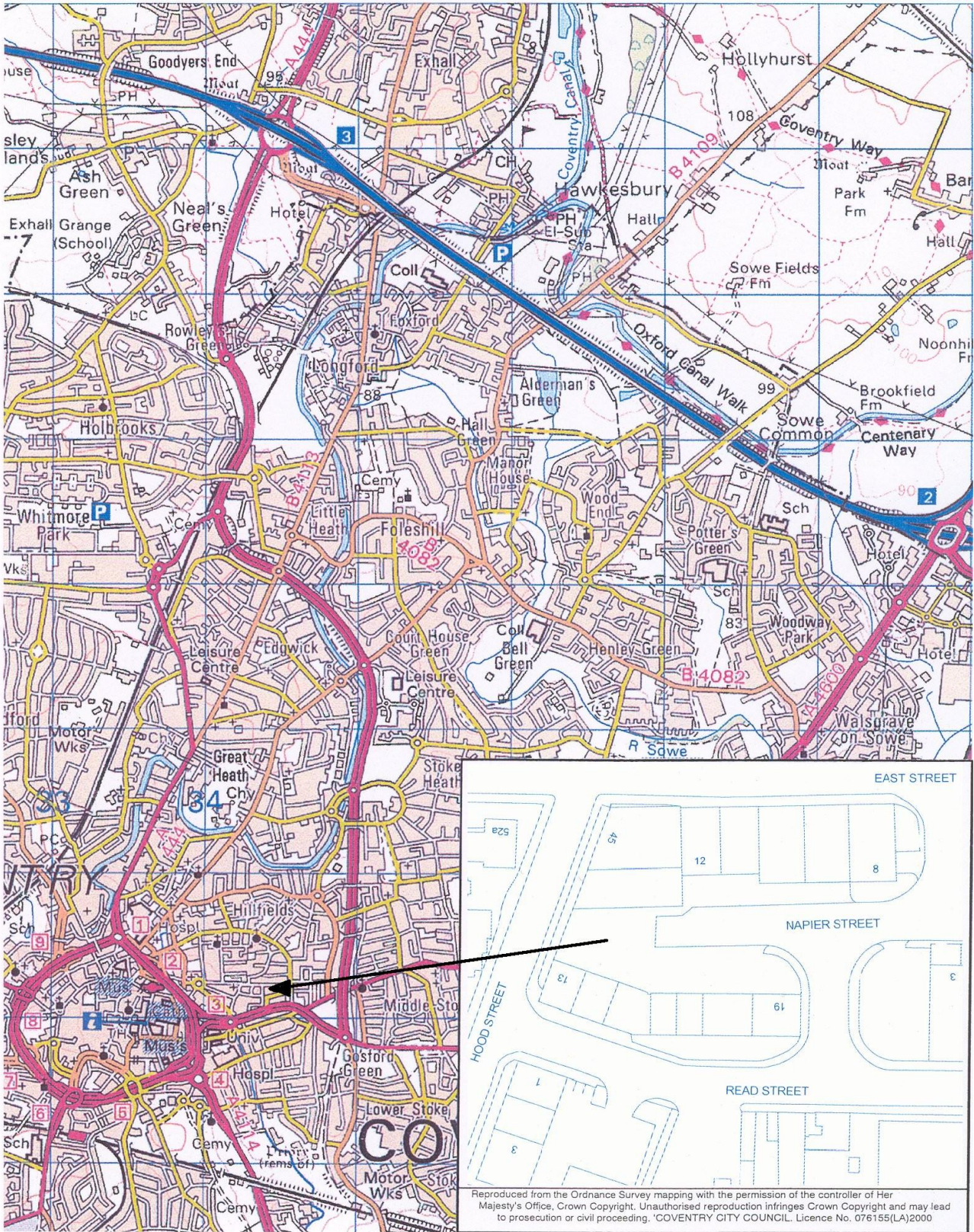
e: commercial.property@coventry.gov.uk

If you need information in another format
or language please contact us.

e-mail: sonia.maceluch@coventry.gov.uk

Misrepresentation Act 1967

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