

To Let:

Industrial Premises

19
Napier Street
City Centre
Coventry
CV1 5PR

Rent £5,850 per annum

100 sq.m. (1,072 sq.ft.)

Industrial/Warehouse Premises

To let light Industrial/Warehouse premises close to the city ring road. Good access and parking. With 3 phase electricity and eaves height of 3.7 ms. For further details T: 024 7683 2748.

19, 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 workshop and WC accommodation included.
- have all services connected.
- may be used for light industrial or warehouse purposes.
- benefit from 3 phase electricity and eaves height of 3.7 ms.
- do not require a Energy Performance Rating.
- may qualify for Small Business Rates Relief. For more information visit www.businesslink.gov.uk/businessrates or to check if you would qualify contact the Council's Business Rates Team on 024 7683 2522 or e-mail businessrates@coventry.gov.uk.
- NB: * The Rates Payable could be subject to Transitional Rate Relief. Uniform Business rates 2011/12 at 43.3p in the £.

What it Will Cost

• Rent	£5,850	per annum
• Service/Sinking Fund Charge	£111	per annum
• Management Charge	£204	per annum
	TOTAL	£6,165 per annum
	Rates Payable 2011/12*	£2,428 per annum
	Rateable Value 2011/12*	£5700

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 is required to pay the annual building insurance premium of £163.95.

Information

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

Telephone: 024 7683 2825

Fax: 024 7683 3338

email: 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

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

Telephone: (024) 7683 2797

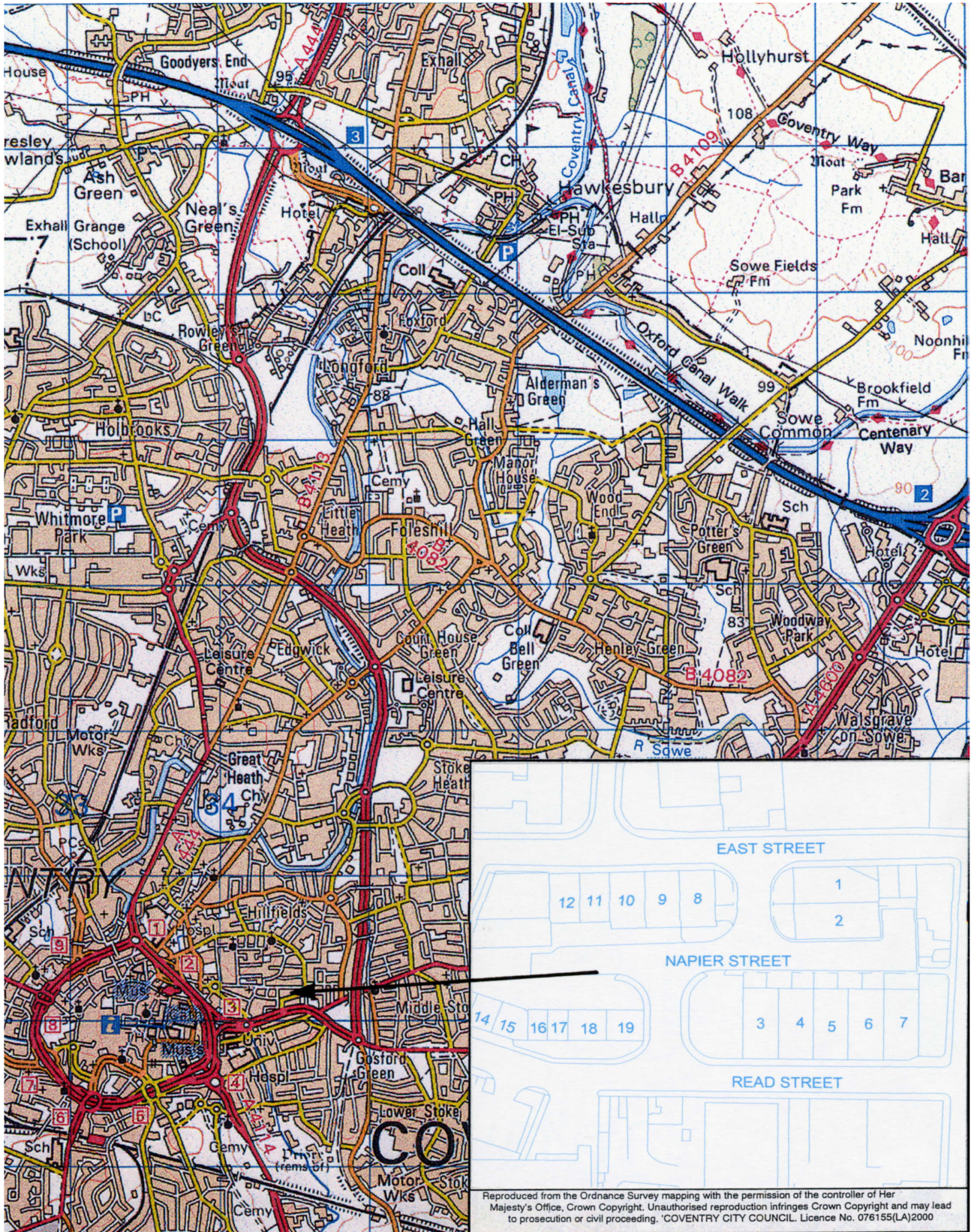
Fax: (024) 7683 2780

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

Misrepresentation Act 1967

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