

## TO LET

### COLD STORAGE/FOOD PROCESSING UNIT

Unit 7 Marshbrook Close, Aldermans Green Industrial Estate, COVENTRY CV2 2NW



**2,472 SQ FT (229.61 SQ M) GIA**

- Industrial premises fitted out for food processing and suitable for cold storage
- Benefitting from a secure compound and additional communal car parking
- Located within close proximity to Junction 2 and 3 of the M6
- Available for immediate occupation

## Location

The property is located approximately 4 miles to the north east of Coventry City Centre in the suburb of Aldermans Green. Local occupiers on the Estate include George Wilson Industries, Becketts Foods and Slam Recycling.

The location offers good links to the regional and national road networks including the M6, M69 and M1. The City Centre is approximately a 15 minute drive.

Specifically the unit is located on Marshbrook Close which is immediately east off Dutton Road. Unit 7 sits at the midpoint along the left hand parade of units as you enter from the main gates.

## Description

Unit 7 offers a mid terrace industrial unit under a pitched clad roof. The unit is of portal frame construction with brick and blockwork walls alongside cladding to some external parts.

Internally the property is divided specifically for food processing use. Much of the internal layout could be adapted to suit a specific occupiers needs. In addition to the ground floor there is a first floor level which comprises a kitchen and office.

The property benefits from a concertina door, strip fluorescent lighting, substantial air conditioning system, and three phase power. The eaves height is approximately 5m. There is also a fire exit to the rear.

Externally, there is the enclosed yard/compound to the front and one further demised parking space. Additional parking available in the shared car park to the rear of the opposite units.

## Accommodation

Area (GIA):	sq m	sq ft
Workshop	216.11	2,326
WC	13.50	145
<b>Total</b>	<b>229.61</b>	<b>2,472</b>

## Tenure

The premises are available on an effectively Full Repairing and Insuring Lease for a minimum of 3 years.

## Rent

£14,000 per annum exclusive

## Service Charge

The Council will maintain the common parts of the estate and recover costs via a service charge. Additionally, a contribution will be payable towards the estate sinking fund. The costs for the current year is available upon request.

## Management Charge

Please also note that there is a standard additional management charge of 5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

## Insurance

Tenant will be responsible for reimbursing the landlord for the cost of insuring the building. The cost for the current year is available upon request.

## Rates

Factory and premises £10,250

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

## Energy Performance Certificate

An EPC has been commissioned and will be available on request.

## Legal Costs

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

## VAT

The property is not elected for VAT and therefore will NOT be payable on the rent.

## Further Information and Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**

**CHRIS HOBDAV**

**024 7655 5180**

[chris@holtcommercial.co.uk](mailto:chris@holtcommercial.co.uk)



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