

TO LET

HIGHLY PROMINENT WORKSHOP/FACTORY UNIT

Unit 182 Fletchamstead Highway Industrial Estate, Fletchamstead Highway, COVENTRY CV4 7BB



1,406 SQ FT (130.61 SQ M) GIA

- Well-presented unit with secure outside storage yard
- Additional communal car parking
- Located alongside the A45 Fletchamstead Highway
- Available for immediate occupation
- Rates free for most single premises occupiers

Location

The property is situated approximately 3 miles south west of Coventry City Centre in the suburb of Canley. Within the immediate vicinity occupiers include Canley Fire Station, Canley Police Station, Homebase and Pets at Home.

The property fronts a prominent section of the A45 Fletchamstead Highway and sits close to its junction with Sir Henry Parkes Road. The A45 provides access to the M42 and M6, whilst Birmingham International Airport and Railway Station and the NEC are close by.

Specifically the property is accessed via the unnamed entry road that runs parallel to the A45 and immediately off Sir Henry Parkes Road.

Description

The property offers a mid-terrace steel and brick built industrial unit under a largely flat profile roof.

Internally the property is predominantly open plan with toilet facilities set within a block which protrudes from the property's front alongside the kitchen area. As with the rest of the units on the subject estate, the property is accessed from the rear via a manual roller shutter and additionally a pedestrian door with a fire exit/secondary entrance to the unit's front.

Heating is by way of a gas fired blower, lighting by way of strip fluorescent tube lighting and we understand the electrical supply is single phase. There is a partitioned office and the unit benefits from a working height of approximately 3.1m. The vehicular access measures 3m wide x 3m high.

Externally the property has an enclosed yard to its rear and secure gates from which vehicular access is available. Additionally there are two spaces within the main car park of the estate.

Accommodation

	sq m	sq ft
Workshop	122.21	1,315
Inc Office	11.02	121
Combined Kitchen WC	8.40	90
Total:	130.61	1,406

Tenure

The premises are available on an effective full repairing and insuring lease for a minimum term of 3 years.

Rent

£15,000 per annum exclusive.

Service Charge

The Landlord will maintain the common parts of the estate and recover costs via a service charge. Further details available on request.

Management Charge

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

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate (EPC)

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

Insurance

Tenant will be responsible for reimbursing the landlord for the cost of insuring the building. Further details are available on request.

Rateable Value:

Factory and premises £7,900

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

Legal Fees

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.

Viewing

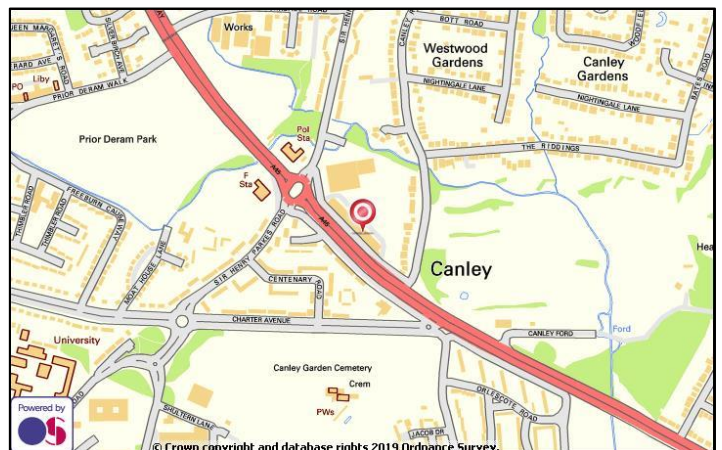
Strictly by appointment with the sole agent:

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