

Trade/Warehouse/Industrial Unit

5,000 Sq Ft (465 Sq M)



Unit 6 Kingfield Road Trade Park, Coventry CV1 4DW

Property Highlights

- Quality modern end terrace unit
- Established Trade Park
- Occupiers include Screwfix, Denmans, Brandon Tool Hire and more
- Unit to be fully refurbished
- Height to eaves 5.75m
- Ample car parking allocation



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Location

Kingfield road trade park is approximately half a mile due north of Coventry city centre accessed off either the B4113 Foleshill Lane via Cash's Lane, or via the B4118 Lockhurst Lane. Other occupiers on the estate include Denmans, Brandon Tool Hire, City Plumbing, Screwfix, Garrard Waters and Wolseley.

Description

The property provides an end terraced unit of steel portal frame construction with brick and lined profile clad elevations and lined roof. The property has trade entrance with a maximum height eaves of 5.75m and maximum height to ridge of 7.14m. There is a steel roller shutter door 4.8m width x 4.8m height and roller shutters to all doors and windows. There are male and female WC's, reception and office. Externally there is ample car parking.

The current photographs are pre-refurbishment.

Accommodation

Description	Sq Ft	Sq M
Gross Internal Area	5,000	464.5
Total	5,000	464.5

Business Rates	
Rateable Value (2017)	£23,000
Uniform Business Rates (2019/20)	0.491 pence

Tenure

The premises are available on a new full repairing and insuring lease on terms to be agreed.

Services

All mains services are connected.

EPC

To be confirmed.

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

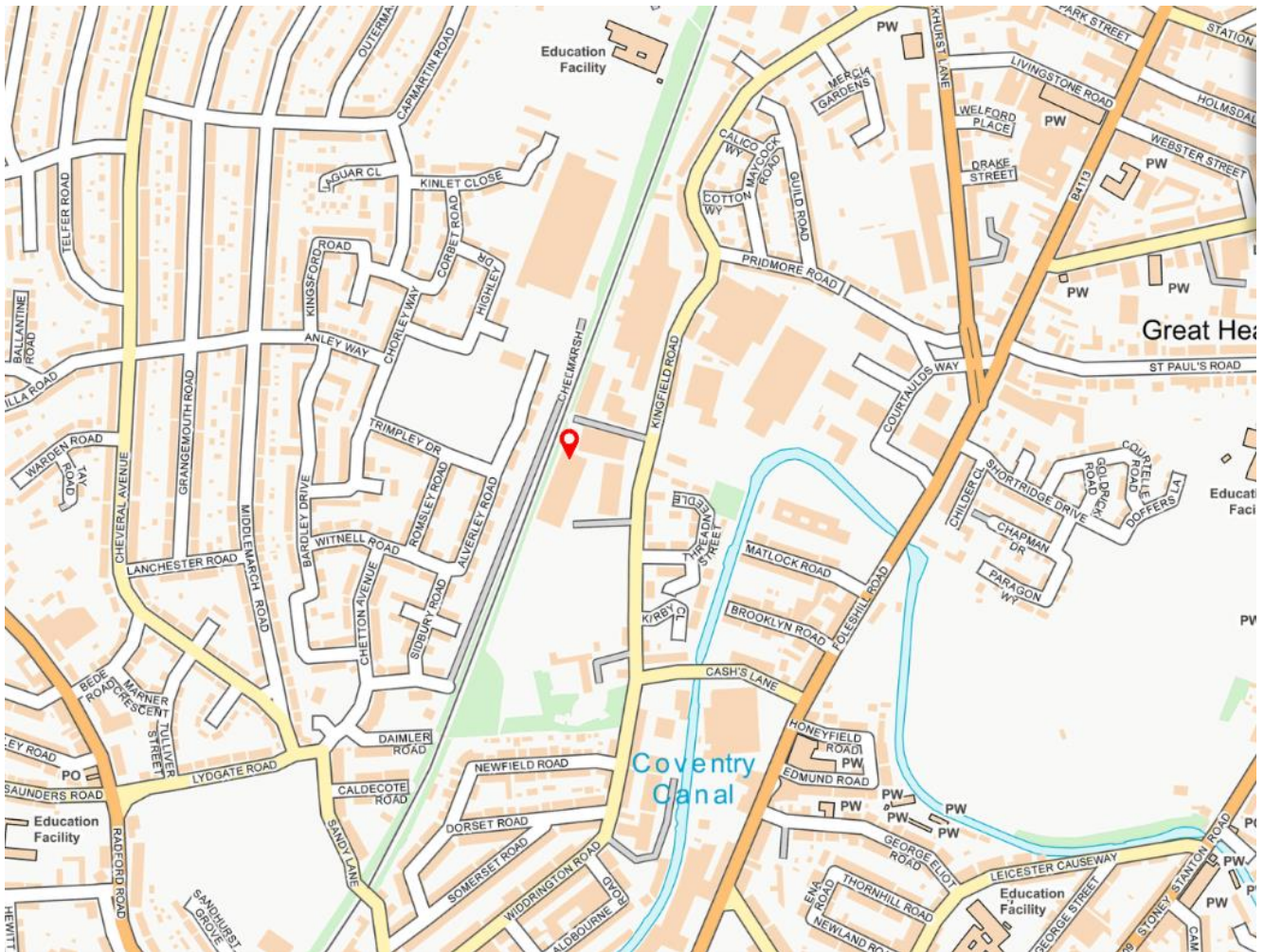
Each party is to bear their own legal and surveyors costs incurred in this transaction.

Code for Leasing Business Premises

The Client Fund Supports the Code for Leasing Business Premises in England and Wales 2007. Produced by the Joint Working Group on Commercial Leases. Follow the code at www.commercialleasecode.co.uk

Small business? For free help on negotiating a lease see www.leasebusinesspremises.co.uk





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. September 2019.