

**TO LET**

## **INDUSTRIAL/WORKSHOP UNIT WITH GENEROUS PARKING**

Unit 4 Parbrook Close Industrial Estate, Padstow Road, COVENTRY CV4 9XY



**3,528 SQ FT (327.75 SQ M) GIA**

- Available for immediate occupation
- Secure and well managed industrial estate
- Located within close proximity to the A45
- Parking for approximately 10 cars

## Location

The property is located approximately 4 miles to the north east of Coventry City Centre in the suburb of Tile Hill. The immediate area around the subject includes local occupiers such as Volvo Used Trucks, Phoenix Worldwide Logistics and Voith Industrial.

The location offers good links to the regional road networks via the A45. The City Centre is approximately a 15 minute drive. Additionally Tile Hill Station is approximately 0.5 miles to the south west.

Specifically Unit 4 is located on the far end of the northern terrace in which it sits.

## Description

Unit 4 offers an end-terrace brick and blockwork built industrial unit under a mono pitched insulated profile metal roof.

Internally the property is largely open plan with offices, WC and kitchenette set within partition walls. The property is accessed via an up and over vehicular door to its front (3.30m wide x 2.66m high) and an additional personnel entrance. Heating is by way of two gas fired blowers, lighting by way of strip fluorescent lights and the electrical supply is three phase. The unit benefits from a maximum working height of 4.88m to its rear.

Externally the unit benefits from generous parking for approximately 10 cars.

## Accommodation

From our inspection and the measurements taken on site we can confirm that the unit has the following approximate Gross Internal floor area:

	sq ft	sq m
Workshop	3,528	(327.75)
Including offices	285	(26.52)
Including staff/ancillary	464	(43.11)
<b>Total GIA:</b>	<b>3,528</b>	<b>(327.75)</b>

## Tenure

The premises are available on a new effective Full Repairing and Insuring Lease for a minimum term of 3 years.

## Rent

**£22,950 per annum exclusive payable quarterly in advance.**

## Service Charge

The Landlord will maintain the common parts of the Estate and recover costs via a Service Charge. The estimate for the current year is £2,368.

There will be an additional contribution to the Estate Sinking Fund. For the current year this is approximately £1,251.40.

## Management Charge

Please also note that there is a standard additional Management Charge of 3.5% of the rent collected to cover the cost of the rent collection process.

## Insurance

The Landlord will insure the premises and be reimbursed by the incoming tenant. The estimate for the current year is £806.32.

### 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.

## VAT

Holt Commercial understand VAT is not payable on the rent.

## Rateable Value

Office and premises: £21,000

## Energy Performance Certificate (EPC)

D88. A copy is available on request.

## Legal Costs

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

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**

**CHRIS HOBDAY 024 7655 5180**

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



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD