

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Unit 33, Albion Industrial Estate, Endemere Road, COVENTRY CV6 5PY



2,976 SQ FT (276.47 SQ M) GIA

- Established Industrial Estate
- Recently refurbished
- Two storey offices
- Excellent access to A444

Location

The unit is located on the popular and well established Albion Industrial Estate on Endemere Road which is accessed off Lockhurst Lane, some 2.5 miles north of Coventry City Centre.

Description

Unit 33 is a mid terraced unit of steel frame construction with internal and external brick elevations. It comprises a main industrial warehouse area accessed via a manual loading door (3m wide x 3m high) at the rear of the unit. The unit benefits from 3 phase electricity and gas supplies and there is lighting throughout and is heated by a gas blower heater.

There is a separate personnel entrance to the front of the unit with ground and first floor offices and WC's. The offices are heated by an electric wall mounted heater.

Accommodation

Unit 33 **2,976 sq ft (276.47 sq m)**

Service Charge

The Landlord levies a Service Charge for the maintenance and upkeep of common areas on the estate and general management matters. Further details available upon request.

Tenure

Available by way of a new Lease for a term to be agreed.

Rent

£15,750 per annum exclusive.

Rateable Value

Rateable Value (2019) **£11,750**

The above figure has been provided by the Non Domestic Rates Department of Coventry City Council and prospective occupiers are recommended to make their own enquiries to confirm the precise rates liability.

Energy Rating

E121. EPC available upon request.

Legal Fees

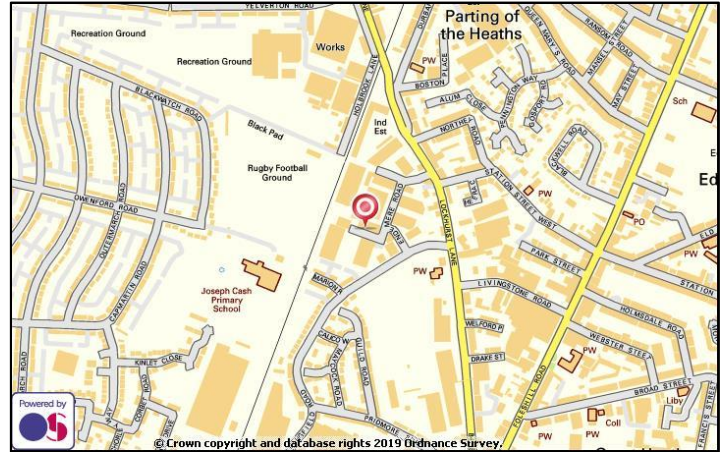
Each party will bear their own legal costs involved in the granting of the Lease. Additional costs associated with drafting legal documentation relating to the tenant's intended use of the units, such as Licences for Alteration or Schedules of Condition will be borne by the tenant.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
COVENTRY CV1 1EJ

NICK HOLT
024 7655 5180
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