

TO LET

INDUSTRIAL/WAREHOUSE UNIT WITH ANCILLARY OFFICES

Unit A1 Abbey Industrial Estate, Bodmin Road, COVENTRY CV2 5DB



5,841 SQ FT (542.62 SQ M) GIA

- Good access to the M6 (J2)
- Excellent loading facilities; 6m eaves
- Situated in a popular industrial/trade location
- Ample on site car parking

Location

Abbey Industrial Estate is situated to the southern end of Bodmin Road, approximately 3 miles east of Coventry City Centre. Bodmin Road adjoins the A4600, which leads to the M6 (J2), M69 (J1) interchange, approximately 1 mile to the north east.

Description

The property comprises a modern end terrace steel portal frame building and benefits from a 6m eaves height, good quality ancillary offices split over two floors, one level access loading door, concrete painted floor, lighting throughout and ample on site car parking.

Accommodation (GIA)

	sq ft	sq m
Industrial/Warehouse Area	4,935	458.46
Ground Floor Offices, Entrance Hall and WC's	490	45.52
First Floor Offices and WC	416	38.64
Total GIA:	5,841	542.62

Lease Term

The property is available to let on a new FRI Lease for a term of years to be agreed.

Rent

£38,000 per annum

VAT

VAT will be payable if applicable.

Business Rates

From information taken from the 2019 Non Domestic Rating List we understand the property has a Rateable Value of £24,750.

Energy Performance Certificate

D86. EPC available upon 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

NICK HOLT

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