

## TO LET

### QUALITY WORKSHOP/FACTORY UNIT

Unit 18 Redland Close, Aldermans Green Industrial Estate, Coventry CV2 2NP



## 1,037 SQ FT (96.34 SQ M) GIA

- Well presented unit with outside storage yard
- Secure and well managed Industrial Estate
- Additional communal car parking
- Located within close proximity to the M6 (J2 & J3)
- Available for immediate occupation

## Location

Alderman's Green Industrial Estate is located approximately 4 miles North of Coventry City Centre.

The property is approached from Junction 2 of the M6 via the A4600 onto the B4082 turning right onto Deedmore Road then left into Dutton Road. Redland Close is located on the right.

Specifically the unit is situated within the terrace of units along the eastern side of the estate towards the far end as you enter.

## Description

Unit 18 offers a mid-terrace brick built industrial unit under an insulated profile metal roof.

Internally the property is open plan in part alongside a range of freestanding and partitioned offices/workshops. There is a small kitchenette to one corner and WC facilities set within a brick built block which protrudes from the property's front. The property is accessed from the front via a concertina sliding door and additionally a pedestrian/fire exit to the rear. There is also an electric roller shutter door within the unit giving an additional layer of security.

The unit has a gas fired blow heater and fluorescent strip lighting. The maximum working height is approximately 3.71m. The vehicular access measures 3m wide x 3m high.

Externally there is a small enclosed yard to the front and secure gates from which vehicular access is available.

## Accommodation

	sq ft	sq m
Workshop	1,001	93.02
WC	36	3.36
<b>Total Gross Internal Area:</b>	<b>1,037</b>	<b>96.34</b>

## Services

It is understood that mains electricity (3 phase), water and drainage are connected to the property.

## Rent

**£7,000 per annum exclusive.**

## Tenure

A new effective Full Repairing & Insuring Lease will be granted for a minimum term of 3 years.

## Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £5,000. The unit therefore falls below the threshold at which rates become payable for single premises occupiers.

## Energy Rating

E109. EPC available upon request.

## Insurance

The tenant will be responsible for reimbursing the Landlord for the cost of insuring the building. For the current year we understand this is approx £262.97

### 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.

## Service Charge

The Council will maintain the common parts of the Estate and recover costs via a Service Charge. We understand the Service Charge for the current year is approx £679.88. Additionally, a contribution of approx £88.52 pa will be payable towards the Estate Sinking Fund.

## Management Charge

Please note there is a standard additional Management Charge of 5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

## VAT

The property is not elected for VAT and therefore will NOT be payable.

## Legal Fees

Each party will be responsible for their own legal costs incurred in this transaction. Abortive costs may be applicable.

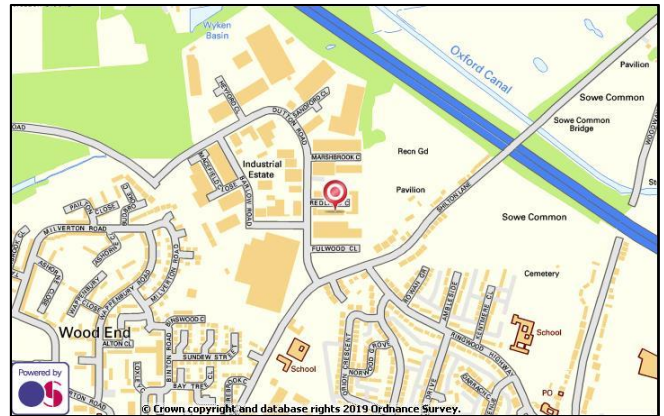
## Viewing

Strictly by appointment with the sole agent:

**CHRIS HOBDAY**

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