

Unit C1

TO LET - INDUSTRIAL / WAREHOUSE PREMISES - 26,140 SQ FT

Grovelands Industrial Estate, Coventry, CV7 9ND



UNIT TO BE REFURBISHED

LOCATION

The property is located on Grovelands Industrial Estate, Longford Road, approximately 0.5 miles east of Junction 3 of the M6. The A444 dual carriageway provides easy access to Coventry to the south (4 miles) and Nuneaton to the north (5 miles).

DESCRIPTION

The building comprises an open warehouse for storage and distribution / manufacturing users, with ancillary two storey office block and welfare to the warehouse.

Access to the unit is via two roller shutter doors, and benefits from two service yards.

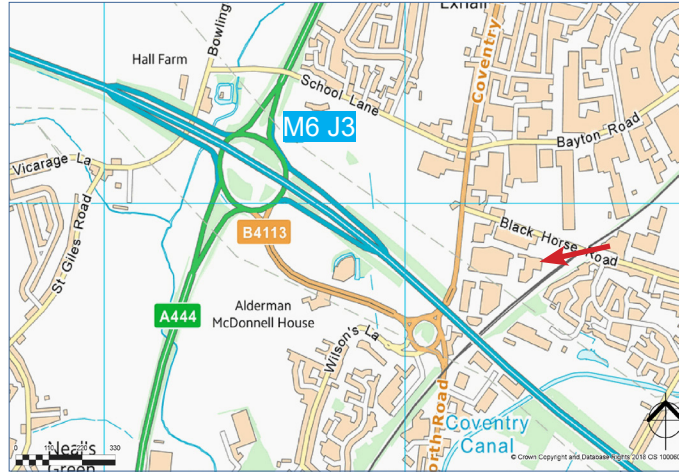
KEY AMENITIES

- 5.52 m eaves height
- 2 level access loading doors
- Fitted office accommodation over two floors with amenity block to the warehouse
- Heating and lighting to the warehouse
- Benefits from loading on two elevations
- 2 service yards; depths of approx. 27 m and 22 m

ACCOMMODATION

We set out below the approximate GIA floor areas:

DESCRIPTION	SQ FT	SQ M
Warehouse & Amenity Block	21,615	2,008.08
Ground floor offices	2,334	216.83
First floor offices	2,191	203.55
TOTAL (GIA)	26,140	2,428.46



TENURE

Available on a new lease on terms to be agreed.

EPC

EPC rating - C61.

RATING

Rateable value (2018) £98,000.

All enquiries regarding business rates are to be made to Nuneaton & Bedworth Borough Council Rating Department.

SERVICES

The premises are served by all main services.

All information on the availability of main services is based on information supplied to us by the vendor / lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase.

SERVICE CHARGE

The ingoing tenant is responsible for paying a proportion of the service charge for the upkeep of the common parts of the estate. Building insurance is arranged by the Landlord and they will then recover the cost from the tenant.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT is charged on rent and service charge.

VIEWING

By prior arrangement with the sole joint agents:



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FEBRUARY 2019