024 7655 5180



TO LET

MANUFACTURING/WAREHOUSE UNITS

Unit A and 1st Floor Storage
Templar Industrial Park, Torrington Avenue, COVENTRY CV4 9AP



Unit A: 4,667 sq ft (433.6 sq m)

1st Floor Storage: 4,771 sq ft (443.18 sq m)

- Excellent Access to A45
- Good road links to Birmingham International Airport, NEC and Motorway network

Location

The Templar Industrial Park holds a prominent position on Torrington Avenue at its junction with Templar Avenue. This established industrial estate is approximately 4 miles west of Coventry City Centre. There is good access to the A45 dual carriageway which connects to the A46, M42 and M45 leading to the M1.

Tile Hill Railway Station on the Coventry/Birmingham Intercity line is approximately 1 mile to the west.

Description

The unit is of steel frame construction supporting pitched roofs with translucent roof lights. Elevations to the unit are of brick and breezeblock construction to the eaves.

Unit A benefits from a roller shutter door, personnel door, kitchen and WC.

Unit A comprises two bays. The main bay with roller shutter door has a clear height of approximately 4.5m. The second bay has a slightly reduced height. There are two office areas and WC facilities.

1st Floor Storage is also available. This is predominantly open plan space, mainly accessed via a stairwell.

The space can be taken separately or combined.

Accommodation

Unit A 4,667 sq ft 433.6 sq m 1st Floor Storage 4,771 sq ft 443.18 sq m

Services

It is understood that single and three phase electricity, gas, water and drainage services are connected to the premises.

Service Charge

A service charge is levied to cover maintenance and upkeep of common areas on the park. Further details upon request.

Tenure

A new Lease(s) will be granted for a term to be agreed on a full repairing and insuring basis.

Rent

Unit A £21,000 per annum exclusive 1st Floor Storage £7,500 per annum exclusive

Rates

According to the Valuation Office Non Domestic Rating List 2017 the units have the following Rateable Values.

Unit A To be assessed 1st Floor Storage £9,400

VAT

All figures quoted are exclusive of VAT. VAT will be charged if applicable.

Legal Costs

The ingoing Tenant(s) to be responsible for the Landlord's reasonable legal costs incurred in this transaction.

Viewing

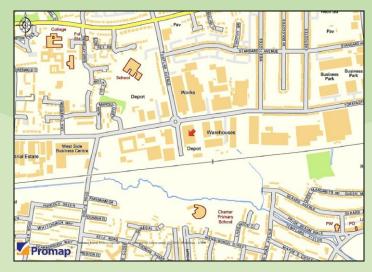
Strictly by appointment with the agent:

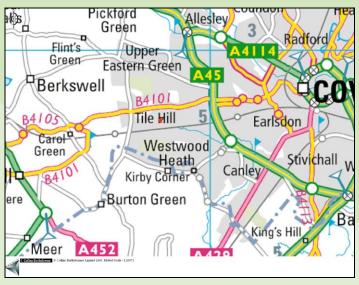
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Energy Rating

EPC's available upon request.

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