

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)**

**1<sup>st</sup> 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

<b>Unit A</b>	<b>4,667 sq ft</b>	<b>433.6 sq m</b>
<b>1st Floor Storage</b>	<b>4,771 sq ft</b>	<b>443.18 sq m</b>

### 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

<b>Unit A</b>	<b>£21,000 per annum exclusive</b>
<b>1st Floor Storage</b>	<b>£7,500 per annum exclusive</b>

### Rates

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

Unit A	To be assessed
1 <sup>st</sup> Floor Storage	£9,400

### VAT

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

### Legal Costs

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

### Viewing

Strictly by appointment with the agent:

**D&P HOLT LIMITED**

**HOLT COURT**

**16 WARWICK ROW**

**COVENTRY CV1 1EJ**

**TEL: 024 7655 5180 FAX: 024 7622 3434**

**CONTACT: NICK HOLT**

**EMAIL: [nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)**



### Energy Rating

EPC's available upon request.

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