

# TO LET/MAY SELL

## Industrial/Warehouse

4 Padstow Road, Coventry, CV4 9XB

11,930 sq ft (1,108.3 sq m)



- Established Industrial Estate
- Modern manufacturing unit
- 1 mile from A45
- Excellent showroom and offices
- 3 roller shutter loading doors
- External Canopy

### Bruton Knowles

15 Castle Gate, Nottingham, NG1 7AQ

0115 9881 160

# Industrial/Warehouse

## LOCATION

The property is in an established Industrial location off Torrington Avenue which is popular for manufacturing and warehouse businesses.

It is located on the west side of Coventry, 1 mile west of the A45 and 4 miles from the City Centre. The A45 provides convenient access to the Motorway Network, Birmingham International Airport and the National Exhibition Centre. Tile Hill Railway Station is within ½ mile of the property and this is on the intercity line between Birmingham and London.

## DESCRIPTION

Modern industrial/warehouse unit with high quality showroom and office extension at the front. The unit is steel portal frame with cavity brick walls and profile steel lined cladding panels above. The roof is lined profile steel sheeting with double skin translucent roof lights. The unit has a maximum eaves height of 5 metres.

To the front of the unit are the first floor offices, kitchen and toilet accommodation. There is additional toilet accommodation in the workshop and staff facilities at mezzanine level.

The schedule of accommodation is as follows:-

Description	Area Sq Ft
Showroom	1,882
First Floor Office	941
Workshop	8,482
Mezzanine	625
<b>Total</b>	<b>11,930</b>

There is direct vehicular access alongside the building to a rear concrete surface yard for staff and customer parking.

## USE

Suitable for light/general industrial uses and warehousing.

## SERVICES

All mains services are connected or available. There is a substantial electricity supply and a Biomass boiler is housed under part of the rear canopy. This supplies heating to the workshop and underfloor heating to the offices. The showroom and offices are air conditioned.

## RATES

The current Rateable Value for the property is £42,000.

## RENT/PRICE

The unit is available to let at **£66,500** per annum exclusive on lease terms to be agreed.

A sale may also be considered: the price for the freehold is available on application.

## VAT

The property is elected for VAT which will be charged in addition to the agreed rent, or sale price.

## LEGAL COSTS

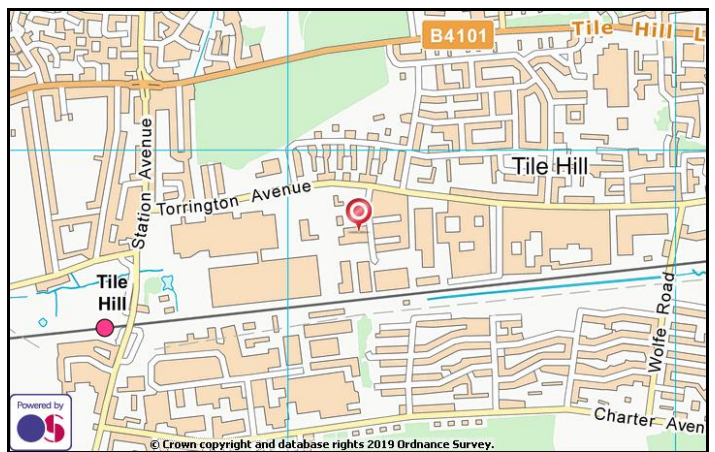
Each party is to be responsible for their own legal costs incurred in a transaction.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B46.

## VIEWING

The unit is secure and viewings are strictly via Bruton Knowles on 0115 988 1160.



## CONTACT

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