

TO LET

Old Bath House, Tenlons Road Nuneaton, CV10 7HW

Rent PA: £19,500

Area: 6,891 sqft (640 sqm)

- Workshop Unit with Offices and Parking
- Situated on an Established Estate
- Gross Internal Area 640.24 sq.m.
- Rental - £19,500



LOCATION:

The premises form part of an established estate and are situated off Tenlons Road, which can be readily accessed off the B4112 (Heath End Road), about 2 miles from Nuneaton Town Centre. Tenlons Industrial Estate is also conveniently situated for access to the M6 Motorway (Junction 3), which is about 5 miles to the south via the A444, and the M69 (Junction 1 - about 7 miles east). Nuneaton is the largest town in the Nuneaton and Bedworth Borough Council area, with a borough population of 125,252 (2011 Census).

DESCRIPTION:

The property comprises a detached, principally single storey building with two storey office section, which is constructed predominantly of brick set beneath a series of pitched and flat roofs. The unit is arrived at via a shared private accessway off Tenlons Road and externally there is ample parking around the building.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	6,226	578
First Floor	665	62
TOTAL	6,891	640

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

Mains electricity, water and drainage are understood to be installed, subject to connection charges by the utility companies. Oil fired heating to the main workshop area. No tests have been applied.

TERMS:

The premises are available on a new tenant's full repairing and insuring lease for a term by agreement, but a six year term is suggested, subject to an upward only rent review at the end of the third year.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction, including Stamp Duty and VAT, if applicable.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value: £22,750 Please note that this is not the Rates Payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification.

EPC RATING: D

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email coventry.commercial@loveitts.co.uk