

## TO LET

### INDUSTRIAL/WAREHOUSE UNIT

Unit 1 Marshbrook Close, Aldermans Green Industrial Estate, COVENTRY CV2 2NW



**4,644 SQ FT (431.48 SQ M) GIA**

- Secure well-managed Estate
- Located between J2 & J3 of the M6
- Additional communal car parking
- Working height to eaves 5.15m

## Location

Alderman's Green Industrial Estate is located approximately four miles North of Coventry City Centre. The property is approached from Junction 2 of the M6 via the A4600 onto the B4082 turning right onto Deedmore Road then left into Dutton Road. Redland Close is located on the right.

## Description

The property comprises an end terrace industrial/warehouse unit which is of steel portal frame construction with a concrete floor. The unit has a concertina sliding shutter door to the front for loading and has a working height to eaves of 5.15m. The unit is serviced with a gas fired blower heater and three phase electricity. There is parking available to the front and an additional communal car park close by.

Accommodation	sq m	sq ft
Warehouse	431.48	4,644
<b>Total Gross Internal Area:</b>	<b>431.48</b>	<b>4,644</b>

## Tenure

The property is available on a Full Repairing and Insuring Lease.

## Rent

**£24,250 per annum.**

## Service Charge

The Council will maintain the common parts of the Estate and recover costs via a service charge. Further details available upon request.

## Management Charge

Please also note that there is a standard additional management charge of 3.5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

## Rates

Rateable Value: £17,750

## Energy Performance Certificate

D85. EPC available upon request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

Holt Commercial understand VAT is not payable on the rent.

## Viewing

Strictly by appointment with the sole agent:

## HOLT COMMERCIAL

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