

024 7655 5180



TO LET

MANUFACTURING/WAREHOUSE UNITS

Unit G Templar Industrial Park, Torrington Avenue, COVENTRY CV4 9AP



2,388 sq ft (221.85 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 from 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 units are of steel frame construction supporting pitched roofs with translucent roof lights. Elevations to the units are of brick construction to the eaves.

Unit G benefits from roller shutter door, personnel door, kitchen, WC and Powmatic gas fired overhead blower heater. The unit benefits from a clear working height of 4.6 metres.

Accommodation

Gross Internal Area: 2,388 sq ft (221.85 sq m)

Services

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

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 will be granted for a term to be agreed on a full repairing and insuring basis.

Rent

£11,500 per annum.

Rates

According to the Valuation Office Non Domestic Rating List 2010 the property has a current Rateable Value of £7,900.

VAT

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

Legal Costs

The ingoing Tenant is 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

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Energy Rating

G214. EPC available upon request.

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