

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 Powrmatic 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.

VΔT

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

Legal Costs

The Templar Industrial Park holds a prominent The ingoing Tenant is to be responsible for the position on Torrington Avenue at its junction with Landlord's reasonable legal costs incurred in this Templar Avenue. This established industrial estate is transaction.

Viewing

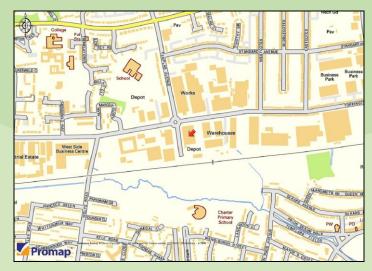
Strictly by appointment with the agent:

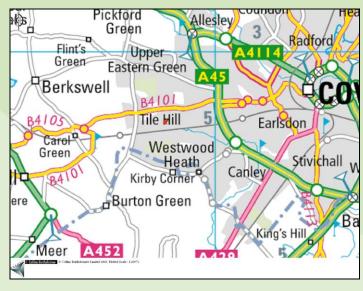
D&P HOLT LIMITED HOLT COURT 16 WARWICK ROW COVENTRY CV1 1EJ

TEL: 024 7655 5180 FAX: 024 7622 3434

CONTACT: NICK HOLT

EMAIL: nick@holtcommercial.co.uk





Energy Rating

G214. EPC available upon request.

Important notice:

D&P Holt Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of D & P Holt Limited has any authority to make or give any representation or warranty whatever in relation to this property.