

TO LET

INDUSTRIAL/WORKSHOP PREMISES ON POPULAR ESTATE

UNIT 7, MACEFIELD CLOSE, ALDERMANS GREEN INDUSTRIAL ESTATE, COVENTRY CV2 2PJ



5,948 SQ FT (552.55 SQ M) GIA

- Open plan unit with reception and first floor offices
- Secure and well managed Industrial Estate
- Eaves height approx 5.90m
- Located within close proximity to the M6 (J2 & J3)
- Available for immediate occupation

Location

The property is located approximately 4 miles to the north east of Coventry City Centre in the suburb of Aldermans Green. The immediate area around the unit is almost entirely industrial with occupiers including Armour Windows UK, TG Escapes Ltd and Slam Recycling.

The location offers excellent links to the regional and national road networks including the M6, M69 and M1. The City Centre is approximately a 15 minute drive.

Specifically, the unit is located on Macefield Close which is immediately south off Dutton Road and accessed via Barlow Road.

Description

Unit 7 offers a mid terrace portal frame industrial unit under a profile roof.

Internally the property is largely open plan with two floors of offices, a reception area, ancillary staff accommodation and WC's to the front.

The property is accessed by way of a pedestrian door into the main reception area, together with a roller shutter 3.9m wide x 5.14m high. The unit benefits from an eaves height of circa 5.90m. Heating is by way of a gas fired blower, lighting by way of strip fluorescent lighting and the electrical supply is three phase.

Externally, the unit benefits from 4 car parking spaces immediately in front of the unit, together with access to the roller shutter.

Accommodation

From measurements taken on site we confirm the property has the following approximate Gross Internal Area (GIA):

	sq m	sq ft
Warehouse	450.17	4,846
Ground Floor Office/Ancillary	52.04	560
First Floor Offices	50.34	542
Total:	552.55	5,948

Tenure

The premises are available on a new effective Full Repairing and Insuring Lease for a minimum term of 3 years.

Rent

£28,000 per annum exclusive

Service Charge

Coventry City Council will maintain the common parts of the Estate and recover costs via a Service Charge. We will confirm the Service Charge for the current year as soon as possible.

Management Charge

Please also note that there is a standard additional Management Charge of 3.5% of the rent collected to cover the cost of the rent collection process.

Business Rates

Workshop and premises: £22,500

Insurance

The Landlord will insure the premises and be reimbursed by the Tenant. Further details available upon request.

Energy Rating

E96. EPC available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the event the Tenant fails to proceed then abortive costs will be payable.

VAT

The property is not elected for VAT and therefore will not be payable.

Further information and Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL LIMITED

HOLT COURT

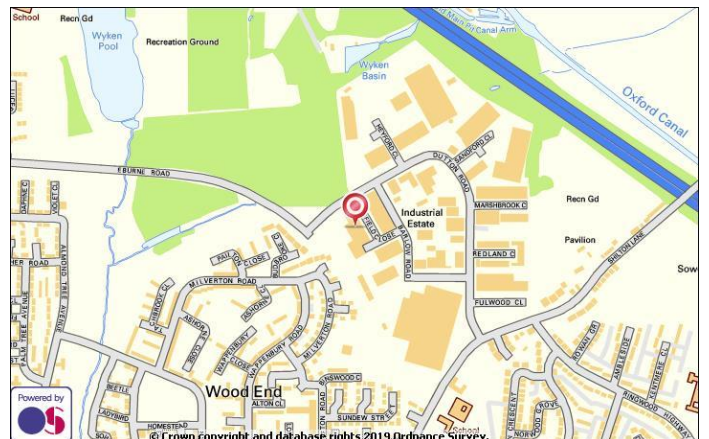
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