

**TO LET**

## **INDUSTRIAL/WAREHOUSE UNIT**

Unit 1A Alpha Business Park, Deedmore Road, COVENTRY CV2 1EQ



**4,431 SQ FT (411.71 SQ M) GIA**

- Loading area to front with allocated parking
- Good access to M6 and M69 motorways
- Eaves height of 4.3m rising to 5.6m at apex

## Location

Alpha Business Park is located on Deedmore Road approximately 3 miles north east of Coventry City Centre and within 2 miles of Junction 2 of the M6/M69.

## Description

Unit 1A comprises an industrial/warehouse unit benefitting from 3 phase power, concrete floor, lighting and loading access via an electric roller shutter door of 3.34m width and 4.7m height. The eaves height is 4.3m rising to 5.6m at the apex. Externally there is a shared loading yard area and allocated parking for up to 8 spaces.

## Lease

The unit is available on a new equivalent full repairing insuring lease for a term to be agreed.

## Rent

£22,150 per annum exclusive

## VAT

All figures are exclusive of VAT at the prevailing rate unless otherwise stated

## Rates

A new separate rating assessment for the premises to be obtained.

## Services

Service charge will be levied to cover the cost of maintenance and upkeep of common areas and other items.

## Energy Rating

C68 EPC available upon request.

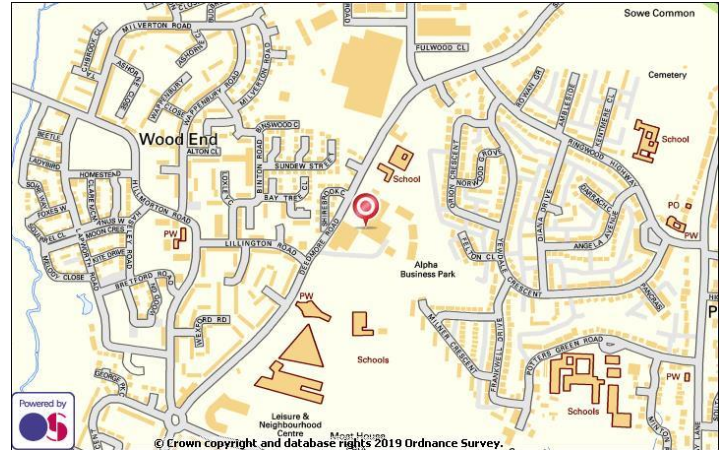
## Legal Fees

Landlord's reasonable legal costs to be covered by the incoming tenant.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**  
**TEL: 024 7655 5180**  
**CONTACT: RUPERT GILLITT**  
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