

**TO LET**

## **QUALITY INDUSTRIAL WAREHOUSE UNIT WITH OFFICES**

Unit 18 Spitfire Close, Coventry Business Park, Coventry CV5 6UJ



**3,753 SQ FT (348.7 SQ M)**

- Excellent access to A45 dual carriageway
- 7 metre eaves
- Excellent on site car parking
- Ground and first floor offices

## Location

The Spitfire Centre is located on Coventry Business Park accessed off the A45 dual carriageway. The A45 itself provides excellent access to the M6, M6 Toll, M42, M45 and M69 as well as Birmingham International Airport and the NEC. Canley Railway Station is within easy walking distance of the property. Coventry City Centre is circa 2.4 miles to the south west.

The Business Park offers excellent onsite amenities including Sainsbury's supermarket and various food outlets.

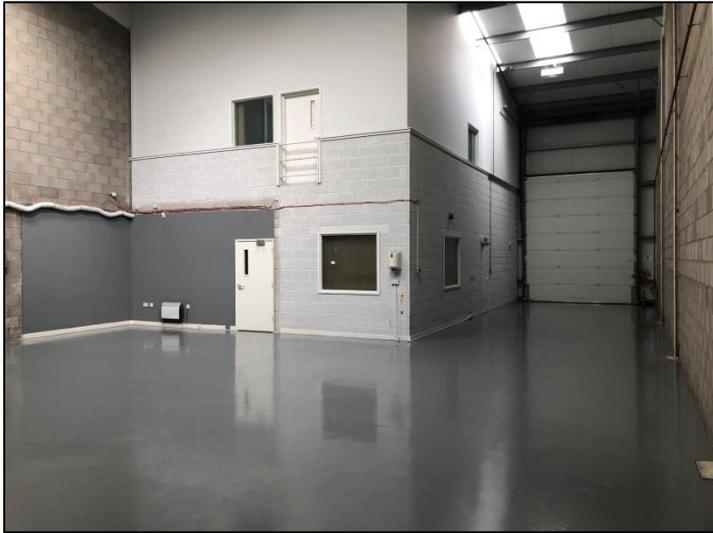
## Description

The unit is mid-terraced with parking to the front. Good loading is provided via a roller shutter door. The building is of profile steel sheet insulated cladding to the eaves and insulated steel sheet roof lights to the roof with approximately 10% inset roof lights.

The main warehouse provides excellent open space, having an eaves height of 7 metres extending to 8.5 metres at the Apex and is lit by sodium lighting.

There are offices installed at both ground and first floor levels which provide a small reception area and open plan offices on the first floor. A disabled WC and male WC facility are located on the ground floor. The offices are lit by way of Category II fluorescent lighting and heated by electric heaters.

The building currently benefits from an alarm system.



## Accommodation

**Total Gross Internal Floor Area: 348.7 sq m 3,753 sq ft**

## Services

It is understood all mains services are connected to the property.

### Important Notice:

Holt Commercial 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 Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lease

A new Full Repairing & Insuring Lease is available for a term to be agreed.

## Rent

**£28,250 per annum.**

## VAT

All figures are exclusive of VAT unless otherwise stated.

## Service Charge

There is a surcharge levied to cover the costs of maintenance of the common parts of the Estate. Further details upon request.

## Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £25,000. Interested parties are advised to contact the local Authority to confirm the precise Rates liability.

## Energy Rating

C75. EPC available upon request.

## Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

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