

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Unit 1 Marshbrook Close, Aldermans Green Industrial Estate, COVENTRY CV2 2NW



4,644 SQ FT (431.48 SQ M) GIA

- Secure well-managed estate
- Located between J2 & J3 of the M6
- Additional communal car parking
- Working height to eaves 5.15m

Location

Alderman's Green Industrial Estate is located approximately four miles North of Coventry City Centre. The property is approached from Junction 2 of the M6 via the A4600 onto the B4082 turning right onto Deedmore Road then left into Dutton Road. Redland Close is located on the right.

Description

The property comprises an end terrace industrial/warehouse unit which is of steel portal frame construction with a concrete floor. The unit has a concertina sliding shutter door to the front for loading and has a working height to eaves of 5.15m. The unit is serviced with a gas fired blower heater and three phase electricity and there is parking available to the front and in an additional communal car park close by.

Accommodation	sq m	sq ft
Warehouse	431.48	4,644
Total Gross Internal Area	431.48	4,644

Tenure

The property is available on a Full Repairing and Insuring Lease.

Rent

£24,250 per annum

Service Charge

The Council will maintain the common parts of the estate and recover costs via a service charge. Further details available upon request.

Management Charge

Please also note that there is a standard additional management charge of 3.5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process

Rates

Rateable Value	£17,750.00
Uniform Business Rate (2017/18) at 48.0 in £	
Rates Payable	£8,271.50

Energy Performance Certificate

D85. EPC available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

Holt Commercial understand VAT is not payable on the rent.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

HOLT COURT

16 WARWICK ROW

COVENTRY CV1 1EJ

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