

Unit C Hunter Terrace
Fletchworth Gate Industrial Estate
Off Burnsall Road
Coventry
CV5 6SP

ehB
Reeves

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For Sale (May Let)

End Of Terrace Industrial Unit

- Gross Floor Area 4,695 sq.ft (436.17sq.m)
- Located Close to A45
- Fitted with Gantry, Air Lines and Buzz Bar
- Reception and Two First floor Offices
- Roller Shutter Access & Underside of Haunch Height of 5.6m
- Offers Invited In The Region Of £490,000

Interested in
this property?

Contact

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Location

Hunter Terrace is located within the Fletchworth Gate development off Burnsall Road. A strategic location just off the A45 which in turn provides excellent access to the Midlands and national motorway networks. The location is predominantly industrial, however there is an excellent pool of employment within the local population nearby which is supported by excellent local amenities with Costco, Sainsburys, many car dealerships and other retailers and leisure providers being in the near vicinity.

Description & Accommodation

Unit C Hunter Terrace comprises an end of terrace industrial unit, constructed of a standard portal frame design with a contemporary grey insulated cladding system and rooflights. The unit is set back with car parking and loading access to the frontage. Built to an eaves height of 6.4m with an underside to haunch clearance of 5.6m, the building has full height blockwork to the party wall.

Heating to the workshop is by way of a gas fired blower heater. The specification further includes fluorescent strip lighting, buzz bars, airlines, sodium high bay lighting, gantry from the roller shutter door, and mezzanine floor.

The building includes a reception office, visitors' WC, workshop office, works WCs, compressor store, independent workshop, storeroom, and staircase off reception to the first floor. This is fitted with two private offices, WC with shower, and access onto the mezzanine deck. The office specification includes gas fired central heating, hard flooring and Cat II lighting

The accommodation in further detail comprises the following:-

Workshop - overall depth 20m, overall width 16.62m

Gross Ground Floor Area - 332.4 sq.m. (3,577 sq.ft.)

First Floor Offices - 56.25 sq.m. (605 sq.ft.)

Mezzanine Deck - 3.545m x 13.8m = 47.6 sq.m. (512 sq.ft.) with kitchenette facilities.

Outside

To the front of the building is designated car parking and a loading bay. The car park provides approximately 8 spaces.

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Services

All mains services are connected, including 3-phase electricity.

The warehouse is heated by way of a hot air blower heater and the offices are heated by way of gas fired central heating.

Planning

B2 (General Industrial)

Tenure

The property is to be sold freehold subject to vacant possession; alternatively the property may be let subject to a full repairing and insuring lease.

Price and Rent

Offers are invited in the region of £490,000. for the freehold interest, with vacant possession.

Rent: £30,000 per annum (exclusive) payable quarterly in advance.

Rates

The Rateable Value for the current year is £23,250.

EPC

D 86

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole marketing agent, ehB Reeves, on 01926 888181.



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