

**FOR SALE**

## **INDUSTRIAL WORKSHOP PREMISES**

8 Prince's Drive Industrial Estate, Coventry Road, KENILWORTH CV8 2FD



**2,465 SQ FT (229.03 SQ M)**  
**plus Mezzanine 754 sq ft (70.06 sq m)**

- 5.5m eaves height
- Highly sought after location
- Freehold
- Yard area to the front of the unit

## Location

The property is located on Prince's Drive Industrial Estate which is accessed off Coventry Road, being the main arterial road into Kenilworth Town Centre from Coventry. Coventry Road also provides access to the A45, which in turn gives access to the greater motorway network.

## Description

The property is a semi-detached unit of steel portal frame construction surmounted over a pitched asbestos roof. There are full height brick elevations. The property is accessed via a personnel door/roller shutter door (2.6m wide x 2.9m high) to the front elevation.

The height to eaves is 5.5 metres. Internally within the workshop area there are WC facilities and offices on the ground floor. There is a smaller office at first floor level and a mezzanine floor. The property is lit by fluorescent lighting and we are advised there is a single phase power supply.

## Accommodation

	sq m	sq ft
Main Workshop Area	216.85	2,334
First Floor Office	12.18	131
<b>Total GIA:</b>	<b>229.03</b>	<b>2,465</b>
Mezzanine Floor:	70.06	754
<b>Total GIA inc Mezz:</b>	<b>299.09</b>	<b>3,219</b>

## Price

**£250,000 for the freehold interest.**

## Rates

Rateable Value (2017): £13,000

## Energy Rating

E116. EPC available upon request.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing

Strictly by appointment with the sole agents:

**HOLT COMMERCIAL**      **024 7655 5180**  
**NICK HOLT**              [nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)

## Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, two forms of ID and confirmation of source of funding will be required from the successful purchaser.



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