

TO LET – STORAGE SPACE

Short-term, flexible, and highly specified units

Whitacre Road Industrial Estate, Whitacre Road, NUNEATON CV11 6BP



Self-contained units from 500 sq ft up to 2,500-7,500 sq ft in total

- Within ½ mile of Nuneaton Town Centre
- Easy access to M6 (J3), A5 & M69
- 24/7 access
- Available for immediate occupation

Location

Located in Nuneaton, which is approximately 8 miles north of Coventry and 4 miles north of the M6 (J3) by way of the A444 dual carriageway, Whitacre Road Industrial Estate is located just half a mile north of Nuneaton Town Centre. In addition to the M6, the A5 and M69 are adjacent to the town on its northern and eastern boundaries, respectively. The West Coast mainline also has a route through Nuneaton approximately 70 minutes' from London.

Description

The available units are contained within a newly constructed extension to an existing, well-established, and successful self-storage company. Smaller single self-contained storage units of circa 500 sq ft are available on a short-term, flexible licence with two larger areas of the mezzanine floor being available.

Accommodation

	sq m	sq ft
Single Storage Units	46.45	500
Mezzanine Area A	232.26	2,500
Mezzanine Area B	464.51	5,000
Total GIA:	743.22	8,000

Rent

Single Storage Units: On application
Mezzanine Areas: £10.00 psf pa (on fully inclusive basis, ie, including rates, utilities, shared use of on-site facilities, etc)

Services

All mains services are available on site with separate electricity metering to single storage units; however no additional services to mezzanine areas as yet, however can be incorporated. NB: There is a goods lift serving the mezzanine area which is currently open-plan, however could be sub-divided to meet specific occupier requirements.

Rates

Included within the rents quoted above.

EPC

TBA. EPC available on request.

VAT

Holt Commercial understand that the property is elected for VAT and VAT will therefore be chargeable on the rent.

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
ROSS BENDALL

024 7655 5180
ross@holtcommercial.co.uk



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