

TO LET

SELF CONTAINED UNIT WITH YARD

DUTTON ROAD, ALDERMANS GREEN INDUSTRIAL ESTATE, COVENTRY CV2 2LE



Industrial premises with yard 9,555 SQ FT (887.74 SQ M) GIA

- Excellent access links
- External yard and parking
- Two storey offices
- Available immediately

Location

The property is located approximately 4 miles to the northeast of Coventry City Centre in the suburb of Aldermans Green. The suburb is largely residential, although the immediate surrounds are almost entirely industrial. The industrial estate on which the unit sits is made up of a number of smaller compounds which offer accommodation in a range of specifications and sizes. Local occupiers on the estate include George Wilson Industries, Becketts Foods, Allied Midland Ltd and Slam Recycling.

Description

The building provides a detached steel portal frame industrial unit under a profile sheet roof. The walls are clad above a brick and blockwork protective wall around the perimeter. To the front of the property is a two-storey office block which is finished externally in the same manner.

The warehouse/factory element provides a largely open plan area benefitting from an eaves height of approximately 5.4m to the underside of the roof lining, along with gas blower heating at either end of the workshop, mezzanine along the left-hand side when entering and ceiling hung fluorescent tube lighting.

Externally the property benefits from good parking to the front, together with a yard/lawned area to its side elevation which is, in part, surfaced to provide access to the two roller shutter doors along the side of the building (both measuring approximately 3.0m wide x 3.79m high).

Accommodation

We understand the property has the following approximate Gross Internal Area (GIA):

	sq m	sq ft
Factory/Warehouse	559.02	6,017
Mezzanine	118.95	1,280
Ground Floor Offices, Reception & WCs	104.42	1,124
First Floor Offices and Ancillary	105.35	1,134
TOTAL:	887.74	9,555

Tenure/Lease Terms

The units are available on a new Full Repairing and Insuring Lease on terms to be agreed.

Service Charge

A service charge may be payable. Please contact the agent for further details.

Rent

£70,000 per annum exclusive, Subject to Contract

Rateable Value 1 April 2023

Warehouse and premises £44,750

Energy Rating

An EPC has been commissioned and will be available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease.

VAT

If applicable, at the prevailing rate.

Viewing

Strictly by appointment with Holt Commercial.

EDWARD JENKINSON

024 7643 3591

ed@holtcommercial.co.uk



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.



T/ 024 7655 5180
E/ agency@holtcommercial.co.uk
W/ holtcommercial.co.uk

Head Office
Holt Court
16 Warwick Row
Coventry
CV1 1EJ

Birmingham Office
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD