

TO LET

WAREHOUSING/STORAGE/LIGHT INDUSTRIAL UNIT

Burnsall Road, Canley, COVENTRY CV5 6BS



19,059 SQ FT (1,770 SQ M) GIA

- Excellent access to A45
- Warehousing/storage/light industrial unit
- 8 car parking spaces
- To let on new Lease (terms to be agreed)

Location

The property is located on Burnsall Road which is accessed immediately off the A45 dual carriageway just 2 miles west of Coventry City Centre. Burnsall Road is a mixed-use area, although this part of Burnsall Road is predominantly occupied by industrial and office users.

The A45 provides excellent road links to the motorway network including the M6, M40, M42 and M5 and also the M69 linking to the M1.

Description

The property comprises a terrace of currently inter-linked units which can be let as a whole or consideration may be given to sub-dividing the space into two separate areas. The construction is principally of brick elevations with profiled metal cladding to the main building and roofs, with an array of solar panels to the roof from which the property benefits.

There is a forecourt which provides parking for 8 cars, with roller shutter doors opening to the main building and workshop area.

The unit benefits from mains three phase electricity, water, and drainage. There is a 350 kVa supply to the property. Lighting is by way of translucent roof lights and fluorescent tube lighting, and heating by way of 6 space-heating units which are run from LPG, and newly installed in 2023.

Accommodation

Total GIA: 1,770 sq m 19,059 sq ft

Rent

On application

Tenure

Leasehold. A new Full Repairing & Insuring Lease is to be granted for a term of years to be agreed.

Rateable Value

The property forms part of a larger single rating hereditament. The tenant would be responsible for payment of Business Rates associated with their occupation of the subject property and should make their own enquiries accordingly.

Energy Rating

E112. Copy available on request.

VAT

The property is not elected for VAT and therefore will NOT be payable on the rent.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the joint agents:

HOLT COMMERCIAL

024 7655 5180

ROSS BENDALL

ross@holtcommercial.co.uk

PJ ASSET MANAGEMENT

RICHARD PICTON-JONES

07775 602118

richard.picton-jones@pjassetman.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