

**TO LET**

## **COMPACT WORKSHOP/INDUSTRIAL UNIT**

Unit 2 Portway Close, Padstow Road, COVENTRY CV4 9UY



**1,000 SQ FT (92.86 SQ M) GIA**

- Self-contained unit with WC and kitchenette
- Secure and well managed industrial location
- Good access to Birmingham and Coventry City Centre via A45

## Location

The property is located approximately 4 miles west of Coventry City Centre in the suburb of Tile Hill. Local occupiers include Volvo Used Trucks, Phoenix Worldwide Logistics and Voith Industrial.

The location offers good links to the regional road network via the A45, and the city centre is approximately a 15 minute drive. Tile Hill Station is approximately 0.5 miles to the southwest.

Unit 2 is located on the left-hand side as you enter from the main gates.

## Description

Unit 2 offers a mid-terraced brick and blockwork built industrial unit under a mono pitch sheet clad roof. Access is via a roller shutter measuring 2.55m wide x 2.94m high.

Internally the property comprises predominantly open plan workshop/warehouse space, together with WC to one corner and basic sink/kitchenette fitted next to it. The unit benefits from three phase electricity, mains gas connection, mains water and drainage. Lighting throughout the unit is by way of strip fluorescent tubes.

Externally the unit benefits from two car parking spaces together with use of visitor spaces on the Estate.

## Accommodation

Ground floor	92.86 sq m	1,000 sq ft
<b>Total Gross Internal Area:</b>	<b>92.86 sq m</b>	<b>1,000 sq ft</b>

## Tenure

The property is available on a new effective Full Repairing and Insuring Lease for a minimum term of 3 years.

## Rent

**£12,500 per annum exclusive.**

## Service Charge

Coventry City Council will maintain the common parts of the Estate and recover costs via a service charge. Further details available upon request.

## Management Charge

Please also note that there is a standard additional Management Charge of 5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

## Energy Performance Certificate

E117. EPC available on request

## Rates

Rateable Value: £7,900

This is below the threshold at which Rates become payable for single premises occupiers.

## VAT

We understand VAT is payable on the rent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Landlord's abortive costs may be applicable if the proposed tenant fails to complete the transaction.

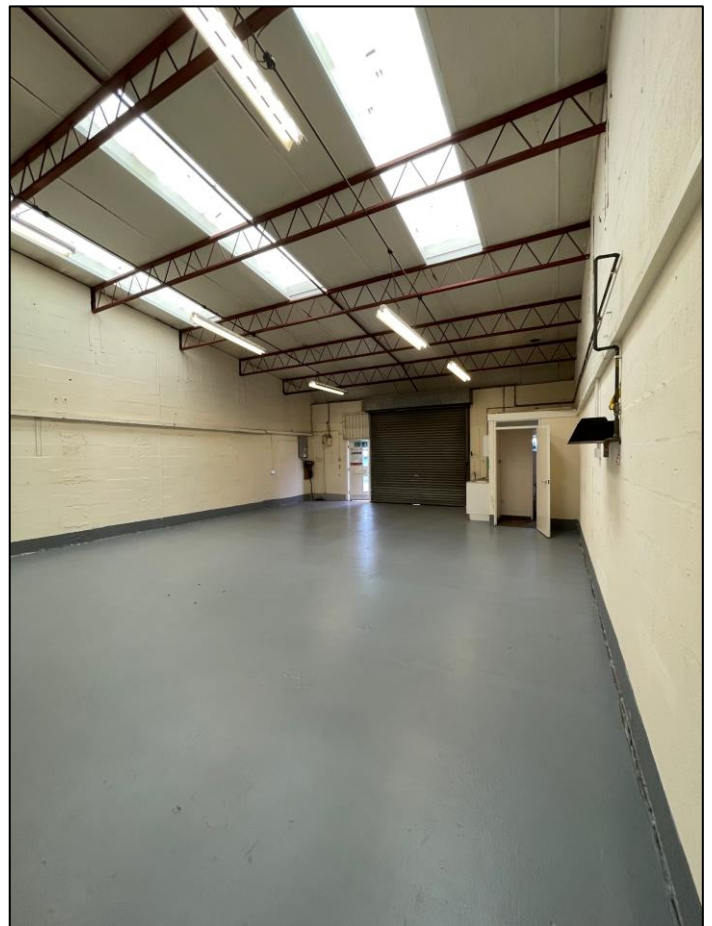
## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**024 7655 5180**

**ROSS BENDALL**

[ross@holtcommercial.co.uk](mailto:ross@holtcommercial.co.uk)



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