

TO LET

END OF TERRACE WAREHOUSE/INDUSTRIAL UNIT

Unit F Hunter Terrace, Fletchworth Gate, Burnsall Road, COVENTRY CV5 6SP



6,615 SQ FT (614.50 SQ M) + Mezzanine 2,034 sq ft (188.95 sq m)

- 6.3m Eaves (Under Haunch 5.5m, Apex 7.2m)
- Loading Apron and Car Parking to front
- Excellent access to A45 and Motorway network
- Close to Canley Railway Station

Location

Hunter Terrace is located on Fletchworth Gate, Burnsall Road just off the A45 Fletchamstead Highway at Canley, approximately 2 miles south west of Coventry City Centre. There is easy access to the A45 Fletchamstead Highway, which in turn provides excellent road links to Birmingham, Coventry Airport and the national motorway network.

Hunter Terrace comprises a terrace of units with various other industrial buildings nearby and immediately to the front of the scheme is Bow Court, a courtyard office scheme comprising of 14 units. On the opposite side of Burnsall Road is a mixture of residential and industrial properties.

Description

Unit F comprises a modern end of terrace purpose built warehouse/industrial unit with ancillary offices constructed in early 1990.

The unit provides office accommodation on two floors and to the rear of the unit is the warehouse area, having a minimum eaves height of 6.3m (under haunch 5.5m, apex 7.2m) with the benefit of a mezzanine floor. There are also male and female WC facilities on the ground floor, as well as a canteen/staff rest room area and reception.

To the front of Unit F is a loading apron together with car parking areas.

Accommodation

| | sq ft | sq m |
|----------------------------|--------------|---------------|
| Warehouse | 3,987 | 370.36 |
| GF Offices | 1,314 | 122.07 |
| FF Offices | 1,314 | 122.07 |
| Total: | 6,615 | 614.50 |
| Mezzanine in Workshop Area | 2,034 | 188.95 |

Services

We understand that all mains services are connected to the unit.

Tenure

A new Full Repairing and Insuring Lease will be granted for a term to be agreed.

Rent

Upon application

Rateable Value April 2023

£48,000

Energy Rating

TBA. EPC available upon request.

Legal Fees

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

Important Notice:

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- (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;
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- (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.

Viewing

Strictly by appointment with the joint agents:

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