

TO LET

WAREHOUSING/STORAGE & DISTRIBUTION SPACE LIGHT INDUSTRIAL/MANUFACTURING PREMISES

113 Eagle Street, COVENTRY CV1 4GP

**17,419 SQ FT (1,618.31 SQ M) GIA
ON A SITE OF 0.95 ACRES**

- Centrally located within 0.8 miles of Coventry city centre
- Warehousing/Light Industrial Unit (potential for other uses, subject to planning)
- To let on new Lease (terms to be agreed)

Location

The property is located approximately 0.8 miles to the north of Coventry City Centre, just off the B4113 Foleshill Road.

The location offers good links to the regional and national road networks including the M6, M69 and M1.

The immediately surrounding area is a mix of other light industrial and manufacturing units together with residential and educational use.

Description

The property provides a number of inter-connected buildings offering ground and first floor accommodation, suitable for a variety of possible uses (subject to planning).

The construction is principally of brick elevations with profiled metal cladding to the main building and roofs.

There are 3 vehicular accesses to the subject property from Eagle Street, Springfield Road and Foleshill Road with external yard areas and car parking for a number of vehicles.

Accommodation

	sq m	sq ft
Office 1	22.65	244
Store Room 1	16.96	183
Cutting Room	76.04	818
Store Area 1	94.20	1,014
Store Room 2	14.23	153
Store Area 2	47.12	507
Store Area 3	42.86	461
Store Area 4	134.18	1,444
Store Room 3	20.42	220
Store Area 5	434.48	4,677
Sub-total (Ground floor)	1,050.06	11,303
Store Room 4	13.47	145
Store Room 5	20.12	217
Store Room 6	20.44	220
Office 2	35.30	380
Store Area 7	227.97	2,454
Store Area 8	104.62	1,126
Store Area 9	97.27	1,047
Store Room 7	28.64	308
Store Room 8	20.42	220
Sub-total (First floor)	568.25	6,117
Total GIA:	1,618.31	17,419

Rent

£150,000 per annum exclusive

Tenure

Leasehold.

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

Rateable Value

Factory and premises: £67,000 from 1 April 2023

Energy Rating

C52. EPC available upon 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 sole agent:

HOLT COMMERCIAL
024 7655 5180

ROSS BENDALL
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07889 764350

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