

TO LET

MANUFACTURING/WAREHOUSE UNIT

Unit H, Templar Industrial Park, Torrington Avenue, Coventry CV4 9AP



2,726 SQ FT (253.25 SQ M) GIA

- Excellent access to A45
- Good road links to Birmingham International Airport, NEC and Motorway network
- 4.5 metres clear height

Location

The Templar Industrial Park holds a prominent position on Torrington Avenue at its junction with Templar Avenue. This established industrial estate is approximately 4 miles west from Coventry City Centre. There is good access to the A45 dual carriageway which connects to the A46, M42 and M45 leading to the M1. Tile Hill Railway Station on the Coventry/Birmingham Intercity line is approximately 1 mile to the west.

Description

The unit is of steel frame construction supporting pitched roofs with translucent roof lights. Elevations are of brick construction to the eaves.

Unit H benefits from roller shutter door, personnel door, kitchen and WC. The unit benefits from a clear working height of 4.5 metres. The roller shutter door is 4.2m wide x 4.16m high.

Accommodation

Total Gross Internal Area: 2,726 sq ft 253.25 sq m

Services

It is understood that single and three phase electricity, gas, water and drainage services are connected to the property.

Service Charge

A service charge is levied to cover maintenance and upkeep of common areas on the park. Further details upon request.

Rent

£20,500 per annum

Tenure

A new Lease will be granted for a term to be agreed on a full repairing and insuring basis.

Rateable Value

£8,500 (from 1 April 2023)

Energy Rating

E103. EPC available upon request.

VAT

All figures quoted are exclusive of VAT. VAT will be chargeable if applicable.

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.

Legal Fees

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs incurred in this transaction.

Viewing

Strictly by appointment with the sole agent:

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