

**TO LET**

## **INDUSTRIAL UNIT ON POPULAR ESTATE**

Unit 8, Parbrook Close, COVENTRY CV4 9XY



**1,339 SQ FT (124.33 SQ M) GIA**

- Available for immediate occupation
- Secure and well-managed Industrial Estate
- Located within close proximity to the A45
- No business rates for single premises occupiers
- Parking for 2 cars plus loading

### Location

The property is located approximately 4 miles to the west of Coventry City Centre in the suburb of Tile Hill. The immediate area is almost entirely industrial. Occupiers include Kautex Unipart, Lite Haus UK Ltd and Coventry Self Storage.

The location offers good links to the region via the A45. Tile Hill Station is approximately 0.5 miles to the southwest.

Unit 8 is a mid-terraced unit located on the right-hand side of the estate as you enter from the main gates on Padstow Road.

### Description

Unit 8 offers a mid-terrace brick and blockwork built industrial unit under a mono-pitched insulated profile metal roof.

Internally the property is sub-divided into a number of offices, with open-plan reception/breakout area with kitchen facilities on the ground floor together with WC. There is a mezzanine area which provides additional office space and ancillary storage (NB: Restricted headroom to part of the mezzanine). We understand the unit is served by mains gas, three phase electricity, water, and drainage.

Access is via an up and over shutter, measuring 2.93m high x 3m wide, as well as an additional pedestrian door to the front.

Externally, the unit benefits from parking for 2 cars.

### Accommodation

	sq ft	sq m
Ground Floor:	1,009	93.71
Mezzanine	330	30.62
<b>Total GIA:</b>	<b>1,339</b>	<b>124.33</b>

### Rent

**£16,000 per annum exclusive.**

### Tenure

The premises are available on a new effective Full Repairing and Insuring Lease for a minimum term of 3 years. The Landlord will retain responsibility for the roof.

### Service Charge

The Landlord will maintain the common parts of the estate and recover costs via a service charge. The estimate for the current year is approximately £1,053.00.

There will be an additional contribution to the estate Sinking Fund. For the current year this is approximately £431.20.

### Management Charge

Please also note that there is a standard additional management charge of 5% of the rent collected to cover the cost of the management of the estate.

### Insurance

The Landlord will insure the premises and be reimbursed by the incoming Tenant. The estimate for the current year is approximately £305.23.

### Energy Rating

E123. EPC available on request.

### Rateable Value

Warehouse and premises: £7,800

The unit falls below the threshold at which rates become payable for single premises occupiers.

### VAT

Rent stated is quoted exclusive of VAT which we understand will not be payable.

### Legal Fees

Each party will be responsible for their own legal costs incurred in the transaction.

### Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**ROSS BENDALL**

**024 7655 5180**  
[ross@holtcommercial.co.uk](mailto:ross@holtcommercial.co.uk)



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