

TO LET

HIGHLY PROMINENT WORKSHOP/INDUSTRIAL UNIT

172 Fletchamstead Highway, COVENTRY CV4 7BB



142.70 SQ M (1,536 SQ FT) GIA

- Well-presented unit with secure outside storage yard
- Additional communal car parking
- Located immediately adjacent to the A45 Fletchamstead Highway
- Available for immediate occupation
- Rates free for most single premises occupiers

Location

The property is situated approximately 3 miles south-west of Coventry City Centre in the suburb of Canley. Within the immediate vicinity occupiers include Canley Fire Station, Canley Police Station, Homebase, and Pets at Home.

The property fronts a prominent section of the A45 Fletchamstead Highway and sits close to its junction with Sir Henry Parkes Road. The A45 provides access to the M42 and M6, whilst Birmingham International Airport, Railway Station and the NEC are close by.

Specifically, the property is accessed via the unnamed entry road that runs parallel to the A45 and immediately off Sir Henry Parkes Road.

Description

172 offers a mid-terrace, steel and brick built industrial unit under a flat profile roof.

Internally the property is almost entirely open plan with toilet facilities set within a block which protrudes from the property's front alongside the kitchen area. The property is accessed from the rear via a manual roller shutter and additionally a pedestrian door with a fire exit/secondary entrance to the unit's front.

Lighting is by way of strip fluorescent tube lighting and there is a mains electrical supply. Gas has been disconnected from the unit. There is a small blockwork office/store off the main workshop area. The unit benefits from a working height of approximately 3.1m and the vehicular access measures 3.0m wide x 3.0m high.

Externally the property has an enclosed yard to its rear and there are two spaces within the main estate's car parking.

Accommodation

Workshop (inc Office) 1,536 sq ft 142.70 sq m

Tenure

The premises are available on an effectively full repairing and insuring lease for a **minimum** of 3 years.

Rent

£21,600 per annum exclusive.

Service Charge & Sinking Fund

The Landlord will maintain the common parts of the estate and recover costs via a service charge as well as sinking fund. Further details are available on request.

Insurance

Tenant will be responsible for reimbursing the landlord for the cost of insuring the building. Further details available on request.

VAT

The property is not elected for VAT and therefore will NOT be payable.

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.

Rates

Warehouse and premises: £10,750

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

Energy Rating

D95. EPC available on request.

Legal Costs

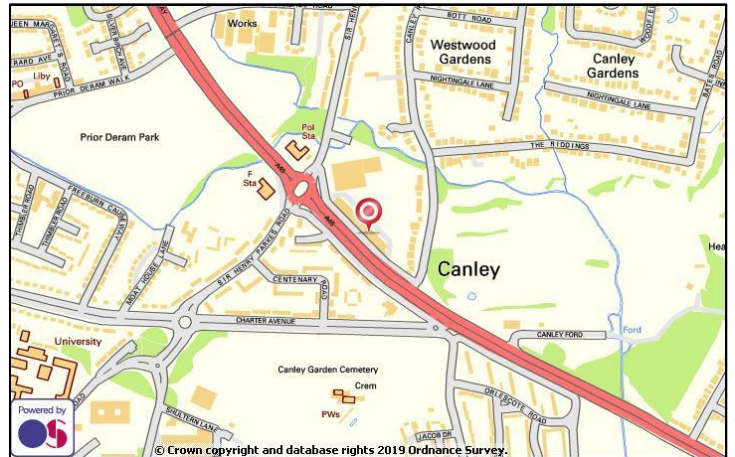
Each party will be responsible for their own legal costs incurred in the transaction. Abortive costs may be payable.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
024 7655 5180

ROSS BENDALL
ross@holtcommercial.co.uk



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