

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Unit 1A Alpha Business Park, Deedmore Road, COVENTRY CV2 1EQ



4,431 SQ FT (411.71 SQ M) GIA

- Loading area to front with allocated parking
- Good access to M6 and M69 motorways
- Eaves height of 4.3m rising to 5.6m at apex

Location

Alpha Business Park is located on Deedmore Road approximately 3 miles north east of Coventry City Centre and within 2 miles of Junction 2 of the M6/M69.

Description

Unit 1A comprises an industrial/warehouse unit benefitting from 3 phase power, concrete floor, lighting and loading access via an electric roller shutter door 3.34m wide x 4.7m high. The eaves height is 4.3m rising to 5.6m at the apex.

Externally there is a shared loading yard area and allocated parking for up to 8 spaces.

Further parking/yard space is available subject to separate negotiation.

Lease

The unit is available on a new equivalent full repairing insuring lease for a term to be agreed.

Rent

£33,000 per annum exclusive.

VAT

All figures are exclusive of VAT at the prevailing rate unless otherwise stated.

Rates

Rateable Value (1 April 2023): £21,000.

Services

A Service Charge will be levied to cover the cost of maintenance and upkeep of common areas and other items.

Energy Rating

C68. EPC available upon request.

Legal Fees

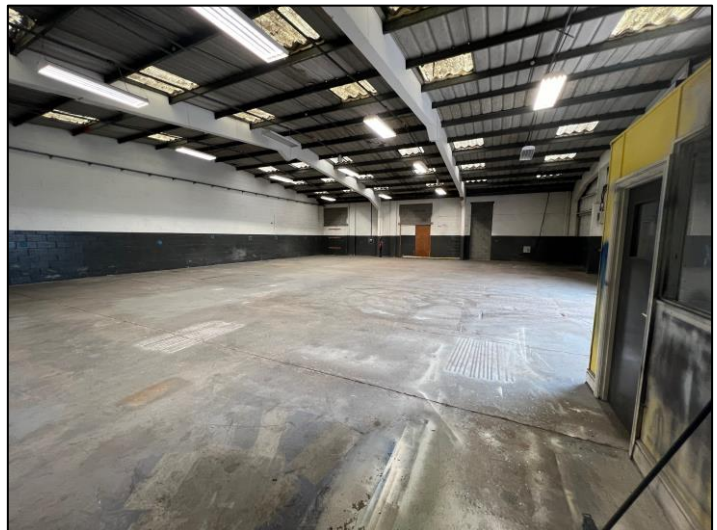
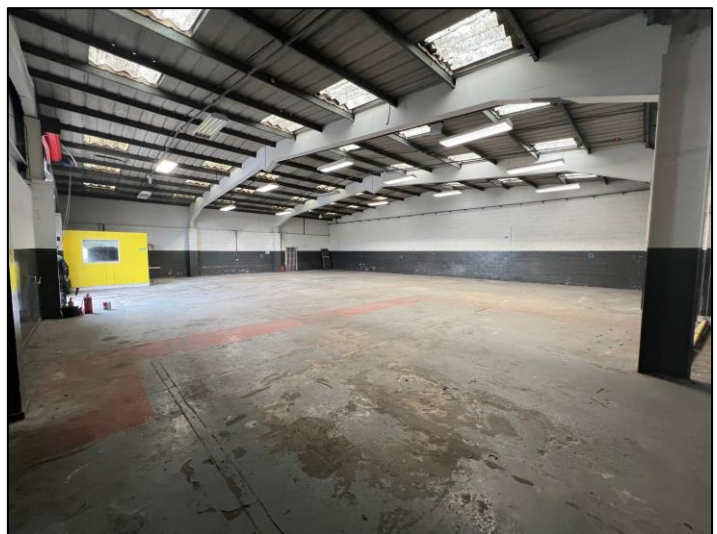
Landlord's reasonable legal costs to be covered by the incoming tenant.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
NICK HOLT

024 7655 5180
nick@holtcommercial.co.uk



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.



T/ 024 7655 5180
E/ agency@holtcommercial.co.uk
W/ holtcommercial.co.uk

Head Office
Holt Court
16 Warwick Row
Coventry
CV1 1EJ

Birmingham Office
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD