



FOR SALE

FREEHOLD OFFICE/WAREHOUSE PREMISES

15,000 SQ FT (1393.51 SQ M) GIA

Santis House

Curriers Close | Charter Avenue Industrial Estate | Coventry | CV4 8AW

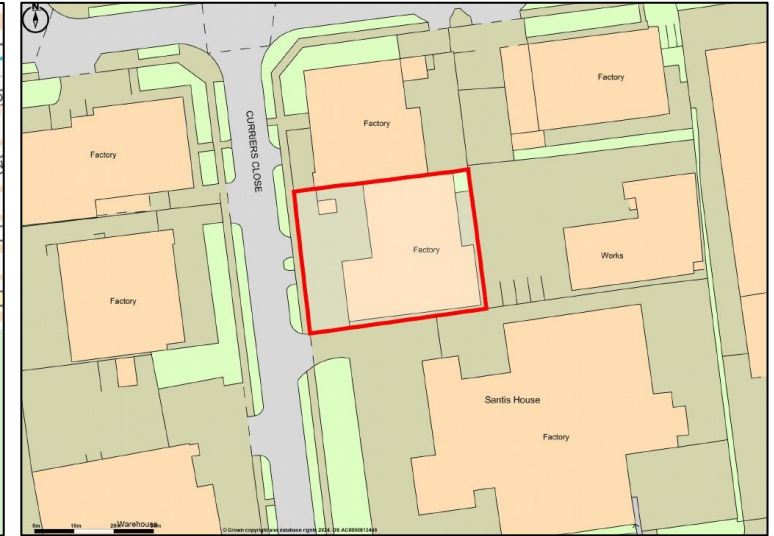
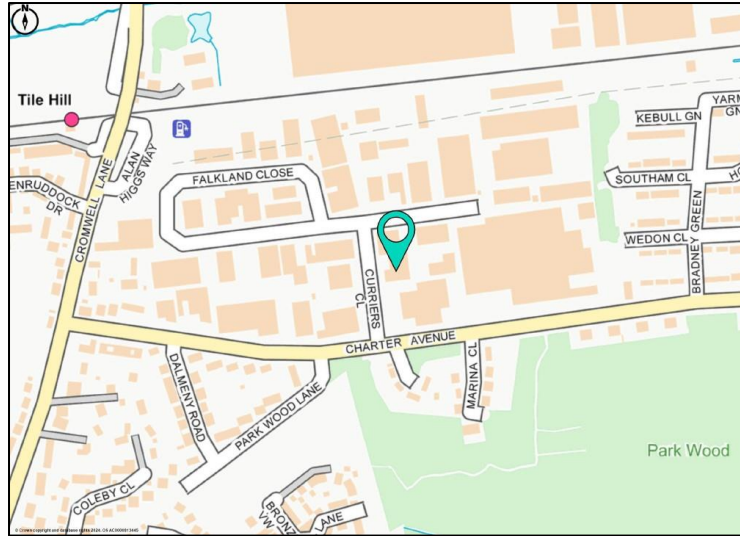
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COMMERCIAL

FEATURES

SAT NAV: CV4 8AW

Location

The property is located on Curriers Close, part of the Charter Avenue Industrial Estate, which is a well established industrial estate in Coventry, lying south west of Coventry City Centre. Charter Avenue has excellent road communication links with the A45 to the north and also provides excellent access to Kenilworth, Warwick and Leamington Spa to the south. The A45 in turn provides excellent road links to the greater motorway network including the M6, M42, M45 and M1.



- High quality office fitout
- Prominent location
- Air source heating and cooling
- 5 EV charging points
- Secure site
- Excellent transport links
- Sought after location



Description

The property sits on a secure, broadly rectangular site with two main buildings; Santis House to the left and a warehouse unit to the right.

Santis House

Santis House is of steel portal frame construction with part brick and breezeblock elevations, cladding to the eaves and is covered by a Kingspan style insulated steel roof with inset roof lights.

The property is currently fitted out on the ground floor to high standard office accommodation with a part loading area behind the roller shutter door (4m wide x 5m high). There are toilet facilities on the ground floor. The first floor is part concrete floor and part standard mezzanine which provides high quality break out canteen area with further toilet facilities. There is a storage area on the mezzanine and this leads down to the loading bay. To the front of the property on the first floor is further office accommodation. The ground floor offices provide LED lighting and comfort cooling via a heat pump. The first floor offices are lit by Cat 2 lighting. The unit has an eaves height of 6.2m extending to 8.6m at the apex.

Externally to the front of the unit is parking and there are 5 EV charging points available.

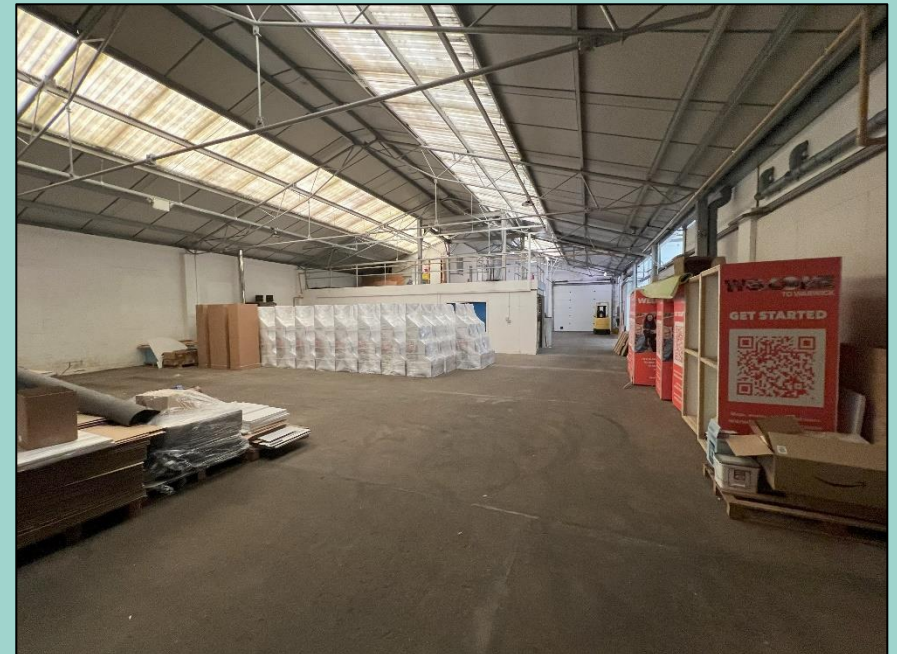
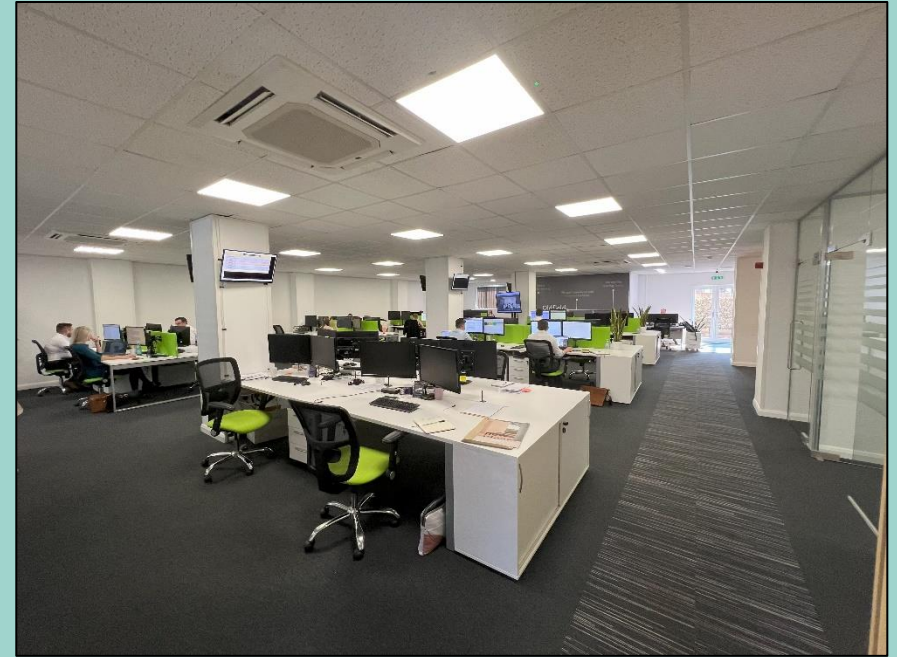
Warehouse

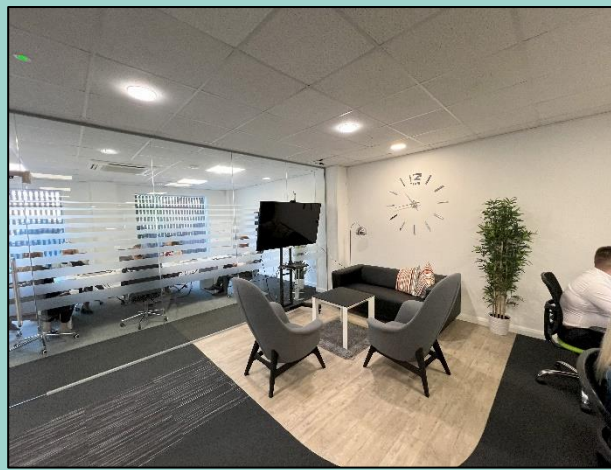
The warehouse comprises a standard industrial unit of steel frame construction with a steel trussed roof. The property has part brick elevations with cladding to the eaves and is covered by a steel insulated roof with inset roof lights. The eaves height is 3.8m extending to 6.3m at the apex. There is personnel access and a roller shutter door (4m wide x 3.5m high).

Externally there is parking to the front of the property.

Accommodation

	sq ft	sq m
Santis House & Warehouse	14,631	1359.21
External Storage	369	34.30
TOTAL GIA	15,000	1393.51





Business Rates

Currently rated as three separate hereditaments with the following Rateable Values:

Ground Floor Rear Right Santis House:	£13,000
Santis House Curriers Close:	£41,500
First Floor Front Left Santis House, Curriers Close:	£7,000

Interested parties should also make their own enquiries with the Local Authority.

Tenure

Freehold

Energy Rating

C72

Price

£1.45 million Subject to Contract

VAT

VAT is applicable.

Legal Costs

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

Money Laundering

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of source of funding shall be required.

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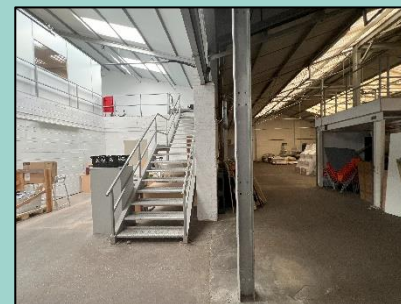
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