

TO LET WORKSHOP UNIT

Unit 6, Curriers Close, COVENTRY CV4 8AW



854 SQ FT (79.3 SQ M) GIA

- Secure industrial estate
- Parking available
- LED lighting

Location

Curriers Close forms part of an established industrial estate comprising of units developed over the last 40 years.

Curriers Close is 4 miles south west of Coventry City Centre and has good links to the A45 and the national motorway network around Coventry. Tile Hill Railway Station is within 1 mile of the premises.

Description

Unit 6 comprises a steel frame workshop unit with a clear height of 2.6m. The property is regular in shape and features double door access, office space and WC facilities.

The property is lit throughout with LED lighting.

Externally there is a concrete parking area.

Accommodation

Total GIA: 854 sq ft 79.3 sq m

Service Charge

The Landlord will levy a service charge in relation to the maintenance and upkeep of common areas. Further details available upon request.

Tenure

Available on a new Lease for a term to be agreed.

Rent

£11,500 per annum exclusive

Rateable Value

From the April 2023 Non Domestic Rating List the property has a Rateable Value of £5,100.

VAT

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

EPC

B43. EPC available upon request.

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

024 7655 5180

**NICK HOLT
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