

FOR SALE LONG LEASEHOLD INDUSTRIAL UNIT

Unit 2, Holman Way, NUNEATON CV11 4PN



3,492 SQ FT (324.39 SQ M) GIA

- Well located
- Industrial unit
- Within 1 mile of Nuneaton town centre
- Parking with loading and unloading area
- Offices within

Location

The unit is located within the north Warwickshire town of Nuneaton within 1 mile of the town centre. Nuneaton benefits from good access to the A5 to the north and the M6 (J3) to the south.

The unit sits on the Western end of Holman Way, mid parade of similar industrial premises. The immediate area is mixed use with residential to the north and east and commercial uses to the south and west. Occupiers include Wolseley and Purely Outdoors amongst others.

Description

The premises are of steel portal frame construction with part brick/blockwork elevations. Internally the unit provides working heights of approximately 6.14m to the underside of the ceiling near the apex and approximately 5.12m to the underside of ceiling at the eaves.

Currently there is an office/waiting area along with WC facilities within the unit. We are advised that gas, 3 phase electricity and water are all available to the unit. The unit is accessible via a personnel door and a main warehouse access roller shutter providing an access height of approximately 4.30m and a width of approximately 3.59m.

Externally the premises have good parking to the front which is part tarmac and part concrete providing an area of loading and unloading.

Accommodation

Total GIA: **3,492 sq ft** **324.39 sq m**

Service Charge

Further details available upon request.

Tenure

The Long Leasehold interest of the property is available.

Price

Offers invited in excess of £400,000 Subject to Contract for the Long Leasehold interest.

Rateable Value

From the April 2023 Non Domestic Rating List the property has a Rateable Value of £20,250.

VAT

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

EPC

E103. 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
EDWARD JENKINSON

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