

WHOLE SITE FOR SALE OR UNIT TO LET

INDUSTRIAL UNITS – INVESTMENT OPPORTUNITY PART INCOME PRODUCING

Former J E Engineering & ITG Ltd Units,
Siskin Drive, Middlemarch Business Park, Coventry CV3 4FJ



8,262 SQ FT (767.64 SQ M) – 17,577 SQ FT (1,632.94 SQ M) GIA

- Excellent access links
- Eaves heights of approximately 6.5m
- External loading/unloading areas and car parking
- Site area of approximately 1.050 acres
- Approximately 45% site coverage
- Investment opportunity

Investment Details

The ITG Ltd unit is proposing a lease of 10 years with a 5 year break and rent review. Current annual rental of £69,960 per annum exclusive. The former J E Engineering unit is available with vacant possession at an asking rent of £72,500 per annum exclusive. **Induction Technology Group Limited, Creditsafe: Risk Score & International Score 'Low risk'.**

Location

The properties are located in Coventry, an important commercial centre renowned for manufacturing with a population of approximately 330,000 people. The city is approximately 18 miles to the south-east of Birmingham, 8 miles to the north of Warwick and Leamington Spa and about 24 miles to the south-west of Leicester. London is some 95 miles to the south-east and Birmingham International Airport and the National Exhibition Centre are both located approximately 12 miles to the west of Coventry.

The site is situated to the western side of Siskin Drive near to its junction with Rowley Road and the Toll Bar End major highways intersection of the A45 and A46 dual carriageways approximately 3 miles to the south-east of Coventry city centre.

The site and units are therefore well located with excellent road links.

Description

The units are constructed of a steel portal frame with blockwork elevations, above which are profiled panels to the eaves with profiled panelled roof and corrugated perspex roof lights.

To the rear of the former J E Engineering unit are four individual testing bays over which there is a mezzanine floor. Both units have clear working heights of 6.5 metres except under the mezzanine floor.

There is a single storey office block to the front of the J E Engineering unit which has the benefit of aluminium framed windows and doors to the front.

The ITG Ltd unit has two storey offices within.

Accommodation

J E Engineering Unit	sq m	sq ft
Workshop (height 6.50m)	371.75	4,001
Workshop under Mezz (height 2.77m)	188.03	2,024
Offices	117.50	1,265
Total GIA:	677.25	7,290
(Mezzanine Storage)	188.03	2,024

ITG Ltd Unit	sq m	sq ft
Warehouse	557.76	6,004
Ground Floor Offices	104.88	1,129
First Floor Offices	104.88	1,129
Total GIA:	767.52	8,262

Important Notice:

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- (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.

Tenure/Lease Terms

The J E Engineering unit is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Service Charge

A service charge may be payable. Please contact the agent for further details.

Rent

The J E Engineering unit is available at £72,500 per annum exclusive (Subject to Contract).

Freehold

Offers are invited in excess of £2 million. Subject to Contract and the agreed lease with ITG Ltd.

Rateable Value 1 April 2023

J E Engineering - Warehouse and premises: £46,000

ITG Ltd – Warehouse and premises: £59,000

Energy Rating

C - J E Engineering; C - ITG Ltd.

VAT

If applicable, at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with Holt Commercial.

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