



HOWKINS &
HARRISON

**Poplar Farm, Sheepy Road, Sibson, Nuneaton,
Leicestershire, CV13 6LE**

£10,000 - £17,500 per annum

- Available now
- Unit 1 - 2,601 sq ft
- Unit 2 - 1,843 sq ft
- Unit 3 - 2,811 sq ft
- Rents from £5.50 per sq ft

Please contact Philippa Dewes on 01827
721380

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3 newly refurbished commercial storage units. Sizes range from 1,800 sq ft to 2,811 sq ft. Rents from £5.50 per sq ft.

Description

The units are located near the village of Sibson, just off the A444 with great transport links being close to A5, A/M42, M6 and M1. They are close to the towns of Atherstone, Tamworth and Market Bosworth.

The units consist of 3 concrete portal frame units with new box profile cladding, roof lights, LED lighting, WC, water and single phase electricity.

Unit 1 - 13.5m x 17.9m - 241.7 sq m / 2,601 sq ft

Unit 2 - 9.5m x 17.9m - 171.2 sq m / 1,843 sq ft

Unit 3 - 23.8m x 10.9 - 261.2 sq m / 2,811 sq ft

Price

Unit 1 - £14,500 per annum

Unit 2 - £10,000 per annum

Unit 3 - £17,500 per annum

Tenure

The units are available on new flexible lease, terms to be agreed. The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

Utilities

The units benefit from single phase electricity and water.

Business Rates

The units are not currently rated for business rates.

EPC

TBC

Deposit

A deposit will be required to be held for the duration of the term.

Planning

The units benefit from planning for storage only.

Viewings

Strictly by prior appointment. Please contact Philippa Dewes at the Atherstone Branch 01827 721380.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

