



HOWKINS &
HARRISON

Unit to Let

Near Atherstone

- £14,500 per annum
- 1,929.9 sq ft/ 179 sqm
- Attractive rural location
- Self contained unit
- Ample parking
- Toilet
- Office space
- Internet connection

Please contact Lily Taylor on

01530 877977 option 3

lily.taylor@howkinsandharrison.co.uk

An industrial unit offering a flexible space with built in offices located close to the A5 and M42 providing excellent links to the Midlands Motorway Network.

Description

Unit x consists of a modern industrial unit offering a flexible space in a rural setting close to the village of Sheepy Magna. The Unit benefits from being close to main roads including the A5 and M42.

The Unit is located 2.5 miles from the A5 and 6 miles from Junction 10 of the M42. The M42 provides access to the Midlands Motorway Network.

The unit consists of an open plan storage area, office space, kitchen and further storage rooms and a toilet. The unit benefits from a roller shutter door with a height of 3.5m and a pedestrian door.

The unit also has a mezzanine floor above the office space which provides extra storage.

Price

£14,500 per annum

Tenure

Available on a new flexible term lease, terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

EPC

Awaiting EPC.

Utilities

The property benefits from mains electricity and water both of which are submetered, the tenant is responsible for the payment from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

Maintenance and Insurance

The tenant will be responsible for the maintenance, repair and upkeep of the unit.

Insurance is put in place by the landlord and will be charged to the tenant on an annual basis. The landlord is responsible for all external repairs.

Use

Please note this unit is not suitable for an automotive repair workshop.

Deposit

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

Viewings

Strictly by prior appointment with agents Howkins & Harrison LLP. Please contact Lily Taylor on 01530 877977 (option 3).

Howkins & Harrison

The Old Cottage Hospital, Leicester Road, Ashby de la Zouch, Leicestershire, LE65 1DB

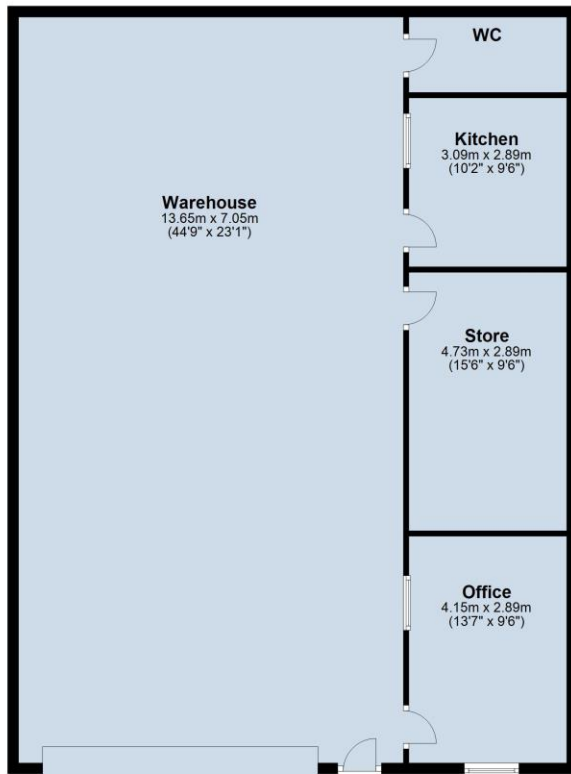
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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.

Ground Floor

Approx. 137.0 sq. metres (1474.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 179.3 sq. metres (1929.9 sq. feet)

