



HOWKINS &
HARRISON

Unit 23A Manor Farm Business Park, Spon Lane, Grendon, Atherstone, Warwickshire

£32,400 per annum

- Available from July 2024
- 3,917 sq ft/ 363.86 sqm
- Self contained unit
- 2.8 miles off Junction 10 of the M42
- Recently renovated

Please contact Lily Taylor on

01530 877977 option 3

lily.taylor@howkinsandharrison.co.uk

Recently refurbished industrial unit to let with excellent transport links located 2.8 miles from Junction 10 of the M42. Additional yard area available to rent upon separate negotiation with the landlord.

Description

The property is located within 0.5 miles of the A5, 2.8 miles of Junction 10 M42, and midway between Tamworth and Atherstone. This prime location is within 4.5 hours HGV drive time of 85% of the UK population and the majority of sea ports.

The unit consists of block brick walls & insulated roof cladding with roof lights. It is located in an established business park. The unit benefits from a separate office as well as a WC. The unit also benefits from LED lighting and a concrete floor.

Measurements: 22.6m x 16.1m

Please note this unit is not suitable for vehicle repairs and is only for business to business use.

Price

£32,400 per annum.

Tenure

Available from 1st July 2024.

The unit is available to rent on a new full repairing and insuring lease, terms to be agreed. The rent is collected quarterly.

Utilities

Mains water and electricity are provided to the units. Electricity and Water are metered and invoiced to the Tenant from the date of occupation.

Service Charge

There will be an annual service charge for the maintenance and upkeep of the common areas equivalent to 2% of the rental level.

Business Rates

The current rateable value is £13,750.

The tenant will be responsible for the rates from the date of occupation.

EPC

The current EPC for the property is B (44).

Deposit

A deposit equivalent to 2 months rent will be required to be held for the term.

Viewings

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

Howkins & Harrison

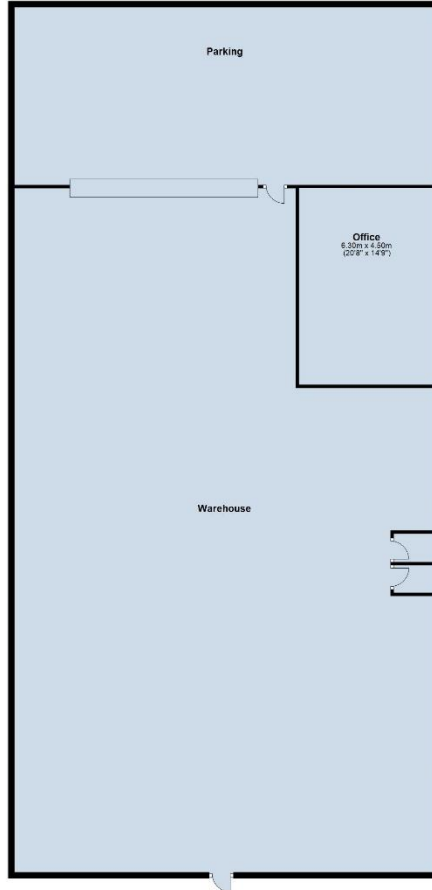
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that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

Unit 23A
Approx. 313.1 sq. metres (3370.1 sq. feet)



Total area: approx. 313.1 sq. metres (3370.1 sq. feet)



