



HIGHLIGHTS

- **2,349 sq ft**
- **5.6 m minimum working height**
- **Within 3 miles of Junction 3 of the M6**
- **Single electric loading door**
- **Loading yard**

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Location

Lythalls Lane Industrial Estate is located to the northern side of Coventry, just off the A444 at the Foleshill Road roundabout.

The Industrial Estate is within 3 miles of the city centre and the M6 (J3).

The unit is accessed through the existing Lythalls Lane Industrial Estate.

Description

The unit is part of a terrace and comprises of steel portal frame construction with insulated sheet cladding to the eaves.

Access to the unit is via a single electric loading door and separate pedestrian entrance with a roller shutter for security. The minimum working height is 5.6 m. The unit benefits from a welfare and office area on entrance to the unit as well as a toilet block in the warehouse.

Externally the unit benefits from designated parking spaces to the front as well as a loading area.

Terms

The property is available to let on a new full repairing and insuring lease. Rent is available on application.

Service Charge

There is a service charge which covers the costs of maintaining the common parts of the estate. More details available on application.

Management Fee

Please note that there is a standard additional management charge equivalent to 5% of the rent collected to cover the cost of the rent collection process.

EPC

EPC Rating - A11.

Accommodation

We set out below the approximate GIA floor areas:

Floor	Sq ft	Sq m
Warehouse	1,882	174.86
Welfare / Offices	467	43.40
Total (GIA)	2,349	218.26

VAT

VAT will be payable on the rent.

Rateable Value

The unit currently has a rateable value of £21,250 (1 April 2023).

All enquiries regarding business rates are to be made to Coventry City Council Rating Department.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

By prior appointment through the sole agent.



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Visit us online
avisonyoung.co.uk

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