

## To Let

### Unit 42, Lythalls Lane Industrial Estate, Coventry, CV6 6FL



#### **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

#### 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 ((3).

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).

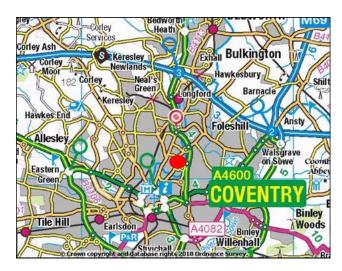
All enquiries regarding business rates are to be made to Coventry City Council Rating Department.

#### **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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