



**HIGHLIGHTS**

- **1,456 sq ft**
- **5.6 m minimum working height**
- **Within 3 miles of Junction 3 of the M6**
- **Single electric loading door**
- **Loading yard**
- **Designated car parking spaces**

For further information please contact:

**Sam Forster**

07552 540 560

sam.forster@avisonyoung.com

**Chris Hobday**

07552 558 551

chris.hobday@avisonyoung.com

**02476 636 888**

## 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. The minimum working height is 5.6 m.

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.

## 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 - A12.

## Accommodation

We set out below the approximate GIA floor areas:

Floor	Sq ft	Sq m
Warehouse	1,291	119.94
Welfare / Offices	165	15.28
Total (GIA)	<b>1,456</b>	<b>135.22</b>

## VAT

VAT will be payable on the rent.

## Rateable Value

The unit currently has a rateable value of £13,250 (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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Orchard Court, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ

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