



Manor Road Business Park, Mancetter, CV9 1TE

£1,600 Per Month



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A modern and really well presented industrial unit available for rent. Located on a small Business Park in Mancetter, close to Atherstone just off of the A5, A/M42, M6, M69 and M1 Business Park, with excellent transport links.

The property is a mid row industrial unit, with a pitched roof. It comprises an Entrance Reception Area, which leads to a Lobby, WC, and Office, then through to the main warehouse/workshop area (30.0m x 3.64m widening at rear to 7.28m). There are four further offices, with suspended ceilings, central heating and LED lighting. (Approx 54sqm). A further kitchen, rest room or potential work area.

The warehouse has a manual roller shutter door to the frontage, painted concrete flooring, and fluorescent lighting.

There is a mezzanine area providing further storage area. (Approx 6.50m x 4.20m)

We understand that the property has planning for B1/B8 use.

Interested parties are advised to make further enquiries with North Warwickshire Borough Council.

Property benefits mains water, gas and electricity (single and 3 phase). Gas fired heating to the offices. Fast internet connection available.

We understand current Rateable Value is £9,300. Although an occupier qualifying for Small Business Rates Relief will not have to pay Business Rates. Please contact and make enquiries with North Warwickshire Borough Council to find out more.

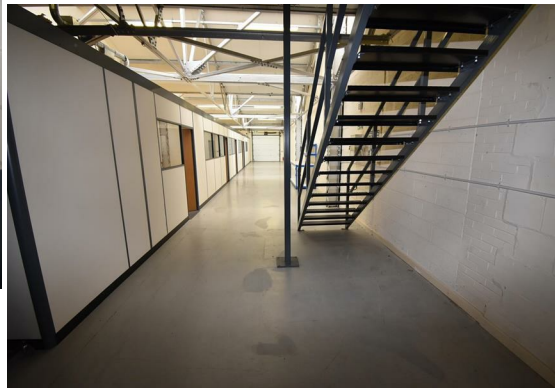
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Viewings by appointment only.
Available for immediate tenancy.

Service Charge

Tenants are responsible for the annual service charge to cover the maintenance of the common areas and structures. The current annual service charge is £1,599.88 plus VAT





Reception Room

13'2" x 11'8" overall (4.03 x 3.58 overall)

Lobby

17'0" x 4'2" (5.20 x 1.28)

WC with disabled facility

7'2" x 6'6" (2.20 x 2.00)

Office

9'10" x 7'4" (3.00 x 2.25)

Office

13'1" x 11'8" (4.01 x 3.57)

Office

11'6" x 11'8" (3.51 x 3.57)

Office

18'0" x 11'8" (5.51 x 3.57)

Kitchen / Work Room

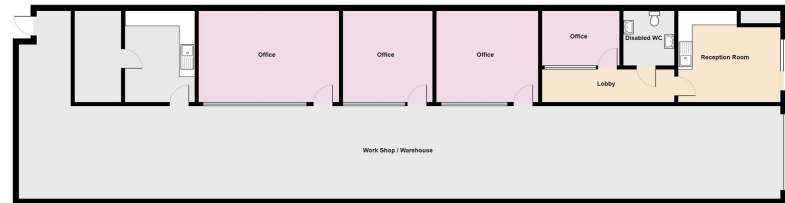
11'8" x 8'11" (3.57 x 2.73)

Further Room

11'8" x 5'11" (3.57 x 1.82)

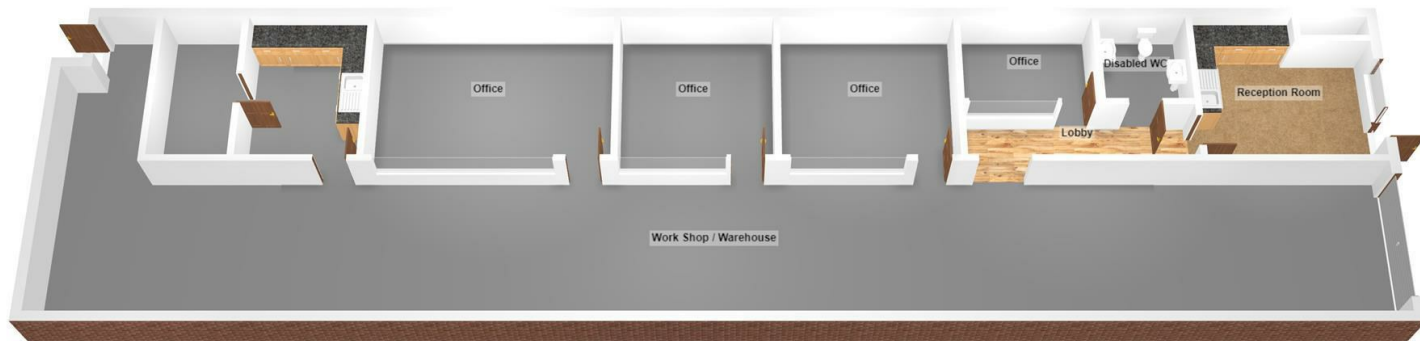
Warehouse / Workshop

98'5" x 11'11" widens at rear to 23'10" (30.00 x 3.64 widens at rear to 7.28)



Unit 7 Manor Road Business Park, Manselton, CV9 1TE
 Total Area: 247.2 m² ... 2660 m²
 All measurements are approximate and for display purposes only





Unit 7 Manor Road Business Park, Mancetter, CV9 1TE

Total Area: 247.2 m² ... 2660 ft²


All measurements are approximate and for display purposes only



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.altosoftware.co.uk

