

OPENING DOORS SINCE 1843



Property
Modern Three Storey
Office Building



Area
232.90 sq.m., (2507
sq.ft.)



Offering
Double Glazed/Centrally
Heated



Rent
£22,000 per annum
exclusive plus VAT



Location
Established Industrial
Estate

TO LET

Witherley Services (Coventry) Ltd., Hazell Way, Nuneaton CV10 7QG

Location:

The subject property is located on the southern fringe of a small industrial estate accessed off the B4112 Heath End Road via Bermuda Road on the southern outskirts of Nuneaton.

The Heath End Road in turn provides a direct access to the A444 Griff Way dual carriageway which then connects with the M6 Motorway at Junction 3 approximately four miles to the south.

The Nuneaton town centre is approximately one and a half miles distant.

Description:

The property comprises a modern three storey office building now available to lease as a whole or potentially on a floor by floor basis on terms to be agreed.

The property benefits from oil-fired heating, a fire security system is installed and double glazed windows are provided throughout.

In addition the property benefits from forecourt parking with additional parking available in front of the neighbouring palisade fenced yard area (which is separately let).

Vacant possession of the whole is available from April 2024.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	680.00	63.17
First Floor	785.00	72.93
Second Floor	1,042.00	96.80
TOTAL	2,507.00	232.91

Services:

Mains water, drainage and electricity are connected together with oil-fired central heating. No tests have been applied.

Rateable Value:

The property is included in the 2023 Rating List as 'Offices and Premises' with a Rateable Value of £16,750. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms & Service Charge:

The property is available on the basis of a new full repairing and insuring under-lease for a term of years to be agreed but a new six year lease term is proposed with a three year rent review and a tenant break at the rent review date, if required.

The commencing rental will be £22,000 per annum exclusive plus VAT.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which will be payable on the rent in this case.

Legal Costs:

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred in respect of this respect of this transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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