

OPENING DOORS SINCE 1843



Offering
Substantial Engineering
Workshops Site



Area
1380.45 sq.m. (14,859
sq.ft.)



Site
Extensive Additional
Hardstanding



Rent
£55,000 per annum



Location
Prominent Main Road
Position

TO LET

ABM Precisions Building, Ansley Hall Workshops Ansley Common,
Nuneaton CV10 0QN

Location:

The subject property is located approximately four and a half miles west of Nuneaton town centre and has frontage to the B4114 Coleshill Road at Ansley Common a short distance from the junction with Pipers Lane and approximately one mile from the villages of Hartshill and Chapel End.

The A5 Trunk Road is within five miles and the M6 Motorway at junction 3 is approximately eight miles distant being accessed principally via country lanes.

The location of the property is predominately rural although there is some additional industrial development and extensive open storage land fronting Pipers Lane, directly facing the site.

Description:

This is a substantial engineering workshop building with offices and a more modern rear bay occupying an extensive site with ample additional hardstanding at the side.

The original building is brick built with a concrete oversite slab roof overclad in part in asbestos and part in asphalt under a raised parapet and with a glazed lantern to the middle workshop sections.

The more recent workshop addition is of steel portal frame construction with a lined profile steel clad roof having roof lights incorporated and with loading possible on either side of the building.

The building is now to be upgraded to provide for a minimum E EPC rating to facilitate the proposed letting.

Floor Area:

	AREA SQFT	AREA SQM
Main Building	14,859.00	1,380.45
TOTAL	14,859.00	1,380.45

Services:

All mains services with the exception of gas are connected to the property. Oil-fired central heating is installed within the main building with warm air blowers provided to the workshop space. No tests have been applied.

Rateable Value:

The current Rateable Value (2023) is £50,500. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms:

The property is available to lease on full repairing and insuring terms for a term of years to be agreed.

The commencing rental will be £55,000 per annum exclusive (reduced from £67,500 for immediate letting).

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which we understand is not payable on the rent in this case.

Legal Costs:

Incoming tenant is to be responsible for the Landlord's reasonable legal fees in this case.

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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