

OPENING DOORS SINCE 1843



Offering  
Industrial/Warehouse Unit



Area  
549.79 sq m (5918) sq ft



Property  
Accommodation Across 2  
Storeys



Rent  
£41,000 per annum  
exclusive



Location  
Established Industrial  
Estate

TO LET

Unit 1F Weddington Terrace Off Weddington Road, Nuneaton CV10 0AG

## Location:

The property forms part of an established industrial estate in a convenient location adjacent to Nuneaton Trent Valley Railway Station and a short stroll from the town's bus station and Nuneaton town centre itself.

The property fronts a private cul de sac road easily accessed off the A444 Weddington Road and is sited within a quarter of a mile of the commercial heart of Nuneaton with all main amenities close at hand.

The A45 Trunk Road to the north of Nuneaton is also readily accessible (via the A444) and provides a direct link with the M42 at Junction 10 and the M69 at Junction 1. The M6 Motorway at Junction 3 is also readily accessible (via the A444) and is approximately 5 miles distant.

## Description:

The property comprises a modern single span industrial/warehouse unit built around a steel frame with brick built walls and a low pitch profile clad roof (incorporating roof lights) to the main part of the building and with a flat felt roof to the front office address. Two storey gas centrally heated offices are also incorporated internally with access to the main workshop/warehouse space afforded via single concertina access door.

Currently the unit is being refurbished and so will be repainted throughout, new lighting provided (where necessary) and new carpeting laid to the offices with a pre Christmas 2023 completion anticipated for this work.

## Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	5,218.00	484.77
First Floor	700.00	65.03
<b>TOTAL</b>	<b>5,918.00</b>	<b>549.80</b>

## Services:

All mains services including 3 phase electricity are connected with gas central heating installed to the office. No tests have been applied.

## Rateable Value:

The premises are listed with a rateable value of £23,750 (2023). Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## Terms & Service Charge:

The premises are available to lease on effectively full repairing and insuring terms for a term of year to be agreed but a 6 year term is proposed with a 3 year rent review. The commencing rental will be £41,000 per annum exclusive. A 3 month minimum rent deposit is being sought in this case.

## VAT:

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

## Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## Property Documents:

Property Plan: [Click here](#)  
EPC: [Click here](#)  
Planning Information:  
Video Link:  
Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)  
[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

