

OPENING DOORS SINCE 1843



Area
823.77 sqm (8,867.00 sqft)



Rent
£60,000 per annum exclusive



Offering
Detached warehouse/manufacturing unit



Location
Excellent transport links



Availability
July 2024/earlier by arrangement

TO LET

6 Padstow Road, Coventry CV4 9XB

Location:

The property occupies a corner position on Padstow Road, close to the junction with Torrington Avenue, approximately 4 miles west from the city centre. There are excellent road links via the A45 to the motorway network, Birmingham International Airport and NEC. Tile Hill railway station is within walking distance and is on the main line between Birmingham and London. There are regular bus services on Torrington Avenue.

Description:

Detached single storey warehouse/manufacturing premises with single and two storey offices and welfare facilities. There is electric heating in the offices. There is no heating in the warehouse. There is an open plan main office/showroom with stairs to the private offices on the first floor. There are further private offices on the ground floor, kitchen, toilet and a possible shower facility.

The warehouse has an eaves height of 4.3m (14ft), an electrically operated loading door, manually operated door, electric lighting, single and three phase electricity.

There is a mezzanine area suitable for light storage/staff rest area.

There are parking and loading facilities on the side elevation.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor Offices	979.00	90.95
First Floor Offices	979.00	90.95
Ground Floor Workshop	5,892.00	547.38
Ground Floor Side Offices	341.00	31.68
Ground Floor/Toilet/Showroom	338.00	31.40
Mezzanine	338.00	31.40
TOTAL	8,867.00	823.77

Services:

All mains services are available, but gas is not currently connected.

Rateable Value:

£48,000. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms:

A new lease is available for 9 years, or longer with rent reviews every 3 years at a commencing rent of £60,000 per annum exclusive. The tenant will be responsible for all repairs and decorations and reimbursement of the insurance premium.

VAT:

VAT will not be charged on the rent, but the landlord reserves the right to waive the exemption in the future.

Legal Costs:

Each party will pay their own legal costs, but the tenant will provide a written undertaking through their solicitor to pay the landlords costs if they withdraw from the transaction.

Property Documents:

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

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
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