

OPENING DOORS SINCE 1843



Offering  
2 Storey Office Premises



Area  
162.49 SqM (1749 Sq Ft)



Parking  
Forecourt Parking



Location  
Established Industrial  
Estate



Rent  
£12,000 per annum

TO LET

Gold House, Whitacre Road, Nuneaton CV11 6BY

## Location:

The subject site is situated within the established Whitacre Road Industrial Estate approximately 1/2 mile from Nuneaton town centre and is accessed off the A444 via St Nicholas Road.

The location provides excellent access to the A444, A5 and Midlands Motorway being just 5 miles north of the M6 motorway at junction 3 and with good links to the M69/M1 and M42 Motorways.

## Description:

The property comprises a self contained 2 storey office building offering flexible accommodation with potential for various alternative uses and benefitting from an area of forecourt parking at the front.

Part gas fired central heating is installed.

Currently the accommodation comprises; reception area, 4 main rooms, a store and Ladies and Gents wc facilities on the ground floor with 8 further rooms on the first floor including a kitchen plus a shower shower room and further wc.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor</b>	847.00	78.69
<b>First Floor</b>	902.00	83.80
<b>TOTAL</b>	<b>1,749.00</b>	<b>162.49</b>

## Services:

All main services are connected plus gas fired central heating to the ground floor. No tests have been applied.

## Rateable Value:

The current rateable value (April 2023) is £8,400. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## Terms & Service Charge:

The property is available to lease an effectively full repairing and insuring terms albeit with the repairing obligations limited by a schedule of condition.

A 3 year term is proposed at a commencing rental of £12,000 per annum.

## VAT:

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

## 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:

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

