

OPENING DOORS SINCE 1843



Offering
Modern Business Unit
With Office



Area
319.59 sq.m. (3440 sq.ft.)



Eaves Height
6.95m (22'10") Approx.



Rent
£24,500 plus VAT



Location
Favoured Business Park
Address

TO LET

Unit 10 Eastboro Fields, Nuneaton CV11 6GL

Location:

The subject property forms part of the Kingfisher Court development on the fringe of the favoured Hemdale Business Park which is situated on the eastern outskirts of Nuneaton.

The Business Park is easily accessed off Nuneaton's Eastern Relief Road (the A4254 Eastboro Way) which provides connections through to the A47 Hinckley Road and A5 trunk road to the north of Nuneaton. The A444 to the south provides a direct dual carriageway connection with the M6 Motorway at Junction 3 which is approximately 5 miles distant.

Description:

The property comprises a modern industrial/warehouse unit with a front two storey office element, forecourt parking (with seven marked spaces) and rear servicing via a single lift-up door.

The unit, which is of steel portal frame construction with part brick, blockwork outer walls and with profile cladding to the upper elevations and to the roof (which is lined with roof lights incorporated) has an eaves height of 6.95m (22'10") providing potential for further mezzanine provision if required.

The premises are now available on a new lease on terms to be agreed.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	2,757.00	256.13
First Floor	683.00	63.45
TOTAL	3,440.00	319.59

Services:

All mains services are connected to the property. No tests have been applied.

Rateable Value:

The property is included in the 2023 Rating List with a Rateable Value of £18,000.

Terms & Service Charge:

The property is available on the basis of a new lease for a term of years to be agreed but a minimum six year lease is proposed with a three year rent review. The new lease will be drawn on a full repairing and insuring basis at a commencing rental of £24,500 per annum plus VAT.

In addition to the rent a service charge will also be levied in contribution towards estate management costs.

VAT:

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

Legal Costs:

The ingoing tenant will be responsible for the Landlord's legal costs incurred in connection with this transaction together with the existing tenant's legal fees in respect of the necessary Deed of Surrender to facilitate a new letting.

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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