

OPENING DOORS SINCE 1843



Offering
Modern Industrial
Warehouse Unit



Area
316.89 sq.m. (3411 sq.ft.)



Eaves Height
9m (29'6") Eaves



Rent
£23,500 per annum plus
VAT



Location
Favoured Business Park
Address

TO LET

Unit 6 Kingfisher Court, Nuneaton CV11 6GY

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 forming part of a favoured business park development, being of steel portal frame construction with profile cladding to the walls and roof which are insulated with roof lights incorporated and with suspended lighting to the workshop/warehouse space.

The unit incorporates a disabled w.c. facility with a single lift up door for access, personal door and fire exit door, and has an excellent 9m (29'6") eaves height.

7 parking spaces are currently allocated to the unit.

The property is now available by way of assignment of the existing lease or potentially on a new lease on terms to be agreed.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	3,411.00	316.89
TOTAL	3,411.00	316.89

Services:

All mains services are connected. No tests have been applied.

Rateable Value:

The property is included on the 2023 Rating List with a Rateable Value of £20,000.

Terms & Service Charge:

The property is available by way of an assignment of the existing lease which is drawn on a full repairing and insuring lease expiring on 4th July 2027. The current rental is £23,500 per annum with a rent review provided for on 5th July 2024. Alternatively a brand new lease would potentially be available on terms to be agreed.

In addition to the rent a service charge is also levied towards the costs incurred in maintaining the common parts of the estate.

VAT:

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

Legal Costs:

The ingoing tenant will be responsible for the existing tenant's legal costs incurred in connection with this transaction together with the Landlord's legal fees in respect of any Licence to Assign (or alternatively a brand new lease).

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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