

OPENING DOORS SINCE 1843



Price  
£795,000



Area  
Over 9,000 Sq Ft



Investment  
Fully let investment



Location  
Popular  
Business/Industrial Park



Parking  
Dedicated parking area

FOR SALE

8 Eastboro Fields, Nuneaton CV11 6GL

## Location:

The premises are situated on the favoured Hemdale Business Park, which is accessed off Nuneaton's Eastern Relief Road, Eastboro Way (A4254). Nuneaton town centre is approximately 2 miles distant and the property is also conveniently situated for access to the M6 Motorway (Junction 3), which is about 6 miles to the south via the A444. The A4254 also provides access to the A47 and A5 trunk roads to the north of Nuneaton with direct connections to the M42 (Junction 10) and M69 at Junction 1 (the M69 providing access to the M6 (Junction 2) and M1 at Junction 21, near Leicester).

## Description:

The property forms part of a development of similar style units comprising the Eastboro Fields Estate and offers quality two storey accommodation which has been improved and developed by the exiting tenants who operate a children's day nursery and play centre.

The unit has its own brick paved car parking area for about eleven vehicles. There is a common service yard area (also brick paved) in front of an electric up-and-over door for access, deliveries and dispatch. The property, is of modern steel portal frame construction, part brick and blockwork faced with profile cladding to the upper elevations and similarly to the roof which is lined with polycarbonate roof lights incorporated.

There are attractive corner glazed windows to the offices and a portico style entrance into the main reception area with a lift and stairs to the first floor. From here there is secure accessed into the nursery (which is largely open plan with a fenced garden at the rear), offices and staff facilities.

At first floor level is an open plan soft play centre with reception/café area and customer WC facilities, this area leads off to an internal corridor leading through to various offices which are used as party rooms.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor</b>	4,780.00	444.08
<b>First Floor</b>	4,326.00	401.90
<b>TOTAL</b>	<b>9,106.00</b>	<b>845.97</b>

## Services:

All main services including 3 phase electricity, gas central heating and air conditioning, are understood to be installed, subject to connection charges. No tests have been applied.

## Rateable Value:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value: £36,500 Please note that this is not the Rates Payable and prospective purchasers are advised to make their own enquiries with the Local Authority

## Terms:

A sale of the long leasehold interest is available (the property is understood to be held on a 125 year lease with effect from 5 March 2003 at a peppercorn rent). The sale is on an investment basis subject to the existing tenancy which is for a term of 10 years from 20 September 2018 at a current rent of £50,500 pa with stepped increases to £57,000 pa.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable.

## Legal Costs:

Each party is to pay their own legal costs.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

## Viewing Arrangements:

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



