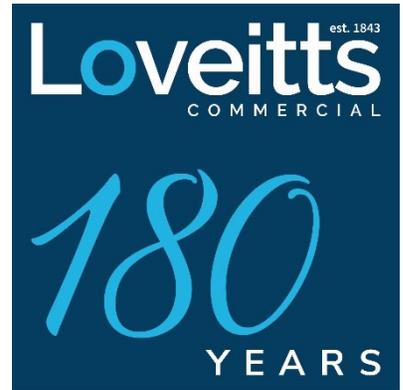


OPENING DOORS SINCE 1843



Offering
Industrial/Warehouse Unit



Area
2497 sq.ft. plus
Mezzanine



Eaves Height
5.5m (18 ft) eaves



Parking
Forecourt Servicing



Location
Established Industrial
Estate

TO LET

Unit 12 Henley Park Industrial Estate, Coventry CV2 1ST

Location:

The subject property is situated on the Henley Park Industrial Estate which is sited off Henley Road in the Henley Green area of Coventry, approximately 2 miles south-west of Junction 2 of the M6/M69 Interchange.

The Coventry city centre is approximately 4.5 miles distant.

Description:

The property comprises a mid-terraced industrial/warehouse unit of steel portal frame construction which is clad externally in brick/blockwork and part lined metal cladding, and is surmounted by a pitched lined profile metal sheet roof with roof lights incorporated.

Access to the unit is via a roller shutter door along with a separate personnel door.

The unit, which has an eaves height of 5.5m (18ft. approx) provides ample scope for further mezzanine provision alongside the existing mezzanine which is accessed off the workshop floor.

A single office, small kitchen and disabled w.c. facilities are also incorporated.

There is a shared access off the main estate road to the front forecourt area which is block paved.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	2,479.00	230.31
Mezzanine Deck	364.00	33.82
TOTAL	2,843.00	264.12

Services:

All mains services are connected including three phase power and Powmatic gas-fired blower installed to the workshop area. No tests have been applied.

Rateable Value:

The property is included in the 2023 Rating List with a Rateable Value of £16,000. This is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms & Service Charge:

The property is available by way of a brand new full repairing and insuring lease for a term of years to be agreed but a six year lease term is suggested initially with a three year review. The commencing rental will be £25,000 per annum excl..

In addition a service charge will be levied in contribution towards the estate maintenance and management costs.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which will not be payable on the rent in this instance,

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: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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