

OPENING DOORS SINCE 1843



Offering
Workshop Premises with
Yard



Area
1109.26 sq.m. (11,940 sq.
ft) overall



Site
0.95 Acres approx



Opportunity
Lease as a Whole or in
Part



Availability
Immediate Vacant
Possession

TO LET

The Former Opportunities Centre, Pool Road Industrial Estate, Nuneaton
CV10 9AE

Location:

The subject property is located on the eastern fringe of the Pool Road Industrial Estate, approximately 1.5 miles west of the centre of Nuneaton which is an expanding North Warwickshire market town, situated some 9 miles north of the city of Coventry and approximately 5 miles from the M6 Motorway at Junction 3.

The principal access into the site is afforded off the B4114 Tuttle Hill via Arrow Way.

Description:

This is a rare opportunity to lease a substantial freehold commercial site comprising a front 2 bay workshop building (most recently used for chilled and frozen food storage) along with a further rear workshop and also a useful area of surfaced yard (extending to some 515 sq m (616 sq yds) occupying an extensive site extending to 0.95 acres in total.

Alternatively, the individual parts of the site (i.e. the front building, the rear building and the rear yard) are potentially available under individual new leases or otherwise the site in its entirety is available to lease as a whole.

The main building is currently being refurbished for letting.

Floor Area:

	AREA SQFT	AREA SQM
Front Unit	9,627.00	894.38
Rear Unit	2,313.00	214.88
TOTAL	11,940.00	1,109.26

Services:

All mains connected including three phase electricity with gas-fired central heating to the offices within the front building. No tests have been applied.

Rateable Value:

The premises are listed within the Rating List with a Rateable Value of £61,500 (2023). Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The property is available to lease in its constituent parts (the front building, the rear building and the yard area) or alternatively as a whole.

A rent of £75,000 is being quoted for the whole. Rental details on the individual parts are available on application.

VAT:

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

Legal Costs:

The ingoing tenant is to be responsible for the Landlord's legal fees in this case.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

