

OPENING DOORS SINCE 1843



Offering
Two Workshop Units To Let



Availability
Individually or Together



Area
3863 sq.ft.- 9211 sq.ft.
inc. Mezzanine



Parking
Available Alongside



Location
Convenient for Coventry
City Centre

TO LET

Units 4 and 5, Cash's Lane Bishopsgate Industrial Estate, Coventry CV1 4NN

Location:

The subject units form part of an extensive commercial site located at the corner of the B4113 Foleshill Road and Cash's Lane in the Foleshill District of Coventry being sited approximately 1.25 miles north of the city centre.

The premises comprise part of a building sited to the rear of the Foleshill Road Kwik Fit building with Coventry University also occupying premises on site.

The M6 Motorway at Junction 3 is approximately 3.5 miles distant.

Description:

The subject property comprises two adjoining workshop units forming part of a larger commercial building each accessed off a central service bay and with shared parking provided alongside.

Unit 4 extends to some 3863 sq.ft. overall to include a mezzanine of 480 sq.ft. and comprises a workshop unit with Benson heater, offices and w.c. facilities.

Unit 5 is currently intercommunicating with Unit 4 and extends to some 5348 sq.ft. overall to include a mezzanine of 630 sq.ft. and consists of workshop accommodation and stores with a welding bay, offices, tea station and toilet facilities.

The units have a 4.16m (13'8") clearance to the underside of the roof trusses and each has a roller shutter door for access.

Floor Area:

	AREA SQFT	AREA SQM
Unit 4	3,863.00	358.88
Unit 5	5,348.00	496.85
TOTAL	9,211.00	855.73

Services:

All mains services are understood to be connected including three phase electricity with each metered separately. No tests have been applied.

Rateable Value:

The Units are currently included in the 2023 Rating List with a combined Rateable Value of £37,250 (to be re-assessed if let separately). Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The units to lease are available individually or together on the basis of full repairing and insuring commitments for a term of years to be agreed. The commencing rental for Unit 4 will be £19,500 per annum and £26,500 per annum for Unit 5 with some potential concession on these quoted rents if a tenant is willing to commit to both units together. A service charge will also be payable in respect of the common parts.

VAT:

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

Legal Costs:

The Incoming tenant to pay all reasonable legal costs in respect of these transactions including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

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