

OPENING DOORS SINCE 1843



Area  
2,377.95 sqm (25,596 sqft)



Rent  
£95,000 Per Annum



Location  
Prominent Main Road



Industrial  
Workshop with Offices



Site  
Site Area 1.05 acres approx

TO LET

Bablake Wines, Kingfield Road, Coventry CV1 4LD

## Location:

The subject property forms part of a small industrial estate on the western side of Kingfield Road approximately 1.5 miles north of Coventry city centre and within easy reach of the M6 Motorway at Junction 3 which is approximately 2.5 miles distant. The property fronts a busy through road providing for a decent profile to passing traffic.

## Description:

The subject property comprises a purpose built wholesale warehouse building originally constructed for Bablake Wines with an associated retail shop attached, together with centrally heated and double glazed front offices, along with integral undercroft parking, which is now available to lease.

The building, which is detached, enjoys a reasonably prominent main road position being set back from Kingfield Road behind a decent car park (with additional parking afforded at the side of the building) and with a useful gated yard area at the rear where access is afforded to the existing two bay rear warehouse area. The warehouse itself has an eaves height of 4.18m (13'9") and incorporates a useful mezzanine deck with four roller shutter doors to access, each 3.59m wide x 3.60m high (11'9" wide x 11'10" high).

The total site area, including part of the shared estate roadway at the side (which is within the property's curtilage), extends to some 1.05 acres or thereabouts.

## Floor Area:

|  | AREA SQFT        | AREA SQM        |
|--|------------------|-----------------|
| <b>Front Shop, Undercroft Parking etc.</b> | 2,842.00         | 264.03          |
| <b>First Floor Offices</b>                 | 3,250.00         | 301.93          |
| <b>Rear Warehouse</b>                      | 16,481.00        | 1,531.13        |
| <b>Mezzanine</b>                           | 3,023.00         | 280.85          |
| <b>TOTAL</b>                               | <b>25,596.00</b> | <b>2,377.95</b> |

## Services:

All mains services including three phase electricity are understood to be connected along with gas-fired central heating to the front office section. No tests have been applied.

## Rateable Value:

The property is currently listed on the 2017 Rating List with a Rateable Value of £88,000. However, this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

## Terms:

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed, but a ten year term is proposed at a rental of £95,000 per annum exclusive.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these details the Landlord had not elected to charge VAT on the rent payable.

## 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)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

