



# To Let

## Units 4 & 5 Centrovell Industrial Estate, Caldwell Road, Nuneaton, CV11 4NG

Industrial / warehouse premises with offices - GIA 20,550 sq ft (1,909.2 sq m)

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## Location

The property is located in Nuneaton which sits approximately 8 miles north of Coventry and 4 miles south west of Hinckley, in an area that is considered to be one the of the leading industrial and distribution locations in the UK.

The town provides excellent motorway access to the M6, with Junction 3 being approximately 4 miles to the south via the A444 dual carriageway. The A5, M69, and A46 are also easily accessible and in turn provide access to the wider strategic road network.

Specifically the unit is situated to the south of the town centre off Caldwell Road within the Centrovell Industrial Estate.

## Specification

The property comprises part of a modern terraced industrial / warehouse building and offers the following:

- Steel portal frame construction
- 6.33 m eaves height
- Roller shutter level access loading
- 25 car parking spaces
- 300 kVA power
- Excellent links to the wider road network
- Offices and welfare over two floors

The property will be refurbished prior to a tenant taking occupation. Further details are available upon request.

## Accommodation

Floor Area	Sq M	Sq Ft
Warehouse	1,494.20	16,083
Offices	415.00	4,467
<b>Total (GIA)</b>	<b>1,909.20</b>	<b>20,550</b>
Mezzanine(s)	251.50	2,707

## Energy Performance Certificate

The property benefits from an EPC rating of C70. This will be re-assessed following refurbishment.

## Tenure / Terms

Available Q2 2024

Available on a new FRI lease for a term of years to be agreed. Rent on Application.

## Rateable Value

We understand that the property has a Rateable Value of £78,000 (1 April 2023) as listed on the Valuation Office Agency website.

## Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries relevant authorities regarding the use of these services.

## VAT

All figures quotes are exclusive of VAT.

## Service Charge

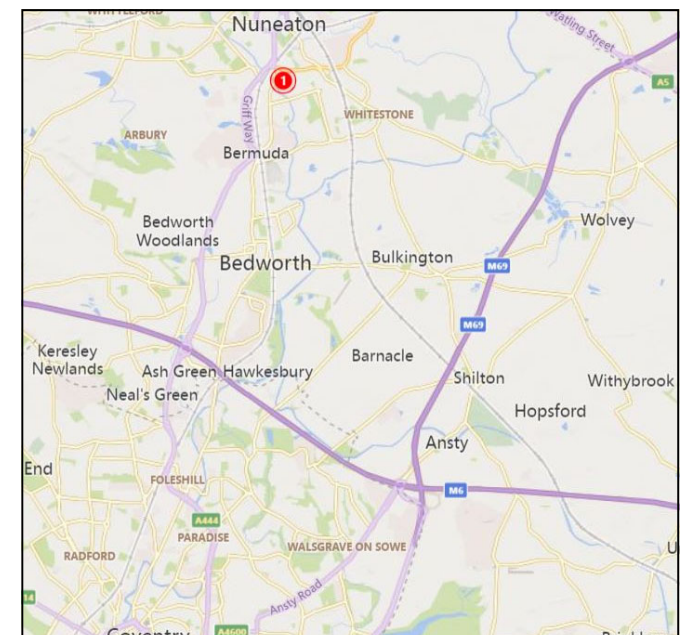
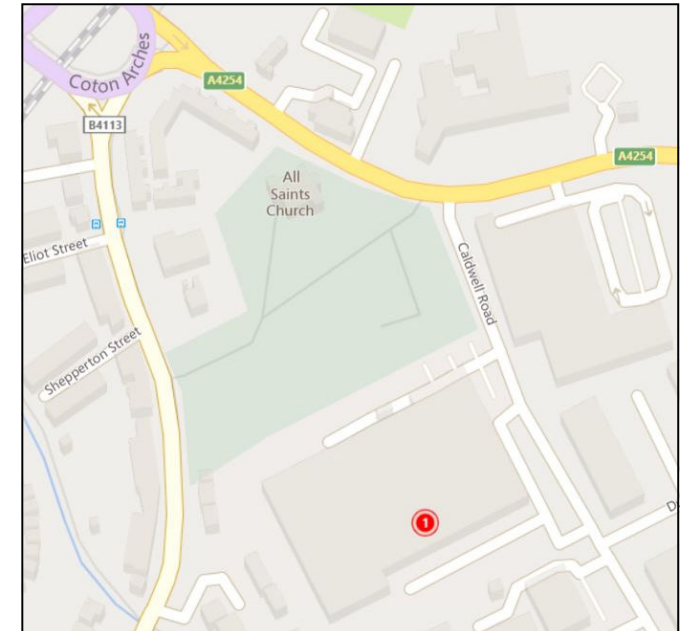
A service charge is payable for the maintenance and upkeep of the common areas of the estate. Further information is available upon request.

## Planning

We understand that the property is suitable for uses falling within planning, B2 and B8.

## Legal Costs

Each party to be responsible for their own legal costs



# If you would like to know more please get in touch.

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