

cartwright

hands

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Draft

IPMS 3: 302.03 sq. m. (3,251 sq. ft.)

TO LET/FOR SALE

**Portland House,
16 Orchard Street,
Nuneaton,
CV11 4BS**

Training centre (F1a planning use) arranged over two floors with lift. Combination of conference rooms, meeting rooms and smaller offices within walking distance of Nuneaton Town Centre and Train Station. Suitable for a variety of different uses S.T.P.P.



Location

Nuneaton is a well established commercial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The town benefits from its proximity to the M6 and M69 Motorways and regular rail services to London and the north.

The subject premises are located on Orchard Street just outside of the main ring road with access from the A444 from either Regent Street or Wheat Street. The property is within close proximity of Junction 3 of M6 (under 3 miles distant).

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



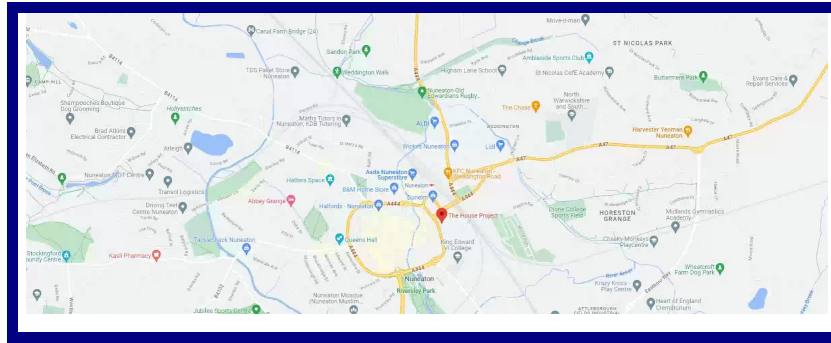
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rent

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Description

The subject property comprises a detached two storey brick and tile training centre that for many years was used as an office. Heavily extended over the years the extensions are single storey brick with flat felted roof incorporating roof lights. The property stands at the end of a new through road with benefit of 4 off road car parking spaces and being opposite to a season ticket long stay car park on Wheat Street which has 52 car parking spaces.

Internally the property currently is configured as 15 different offices with a mixture of larger conference rooms to the rear of the ground floor (4x), meeting rooms, reception offices and smaller boardrooms with ladies, gents and disabled WC's on ground floor and a lift to first floor.

The offices have UPVC DG windows are carpeted with in the main suspended ceilings with fluorescent lighting, carpeted with some having benefit of air conditioning.

With the close proximity to the Town Centre and Train Station and Law Courts we consider the property to be suitable for a variety of different uses (S.T.P.P).

Accommodation

The property provides the following approximate dimensions and floor areas:

Ground Floor:	250.65 sq. m.	(2,698 sq. ft.)
First Floor:	51.37 sq. m	(553 sq. ft.)
IMPS 3 Floor Area:	302.03 sq. m.	(3,251 sq. ft.)

Terms

The property will be made available by means of a new full repairing and insuring lease for a term to be agreed, but no less than three years.

Alternatively offers will be considered for the freehold with vacant possession from February 2024.

Further information can be obtained upon viewing form the sole agents.

Rent/Price

Rent and Price on Application to the sole agents.

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Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £19,500.

Prospective purchasers/tenants are advised to make their own enquiries of Nuneaton & Bedworth Borough Council (Tel: 02476 376376) to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

EPC

We understand from our own enquiries that the property has an EPC rating of D:86. A copy of the EPC is available for inspection.

Legal Costs

The ingoing tenant will be responsible for the landlord's solicitors costs incurred in connection with the lease Each side will pay their own costs in relation to a sale of the freehold.

Viewing/Information

By appointment with the Sole Agent,

Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS

Guy Hands
Tel:- 02476 350700

Email- grh@cartwriighthands.co.uk

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