

**cartwright**

**hands**

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**DRAFT**

GIA: 521.74 sq.m (5,616 sq.ft)

**'TO LET'**

**UNIT 26A, SLINGSBY CLOSE,  
ATTLEBOROUGH FIELDS INDUSTRIAL ESTATE,  
NUNEATON  
CV11 6RP**

**MODERN FLEXIBLE INDUSTRIAL PREMISES ON HIGHLY REGARDED ESTATE**



**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 Slingsby Close, off Townsend Drive, the main road through the Attleborough Fields Industrial Estate which is an established industrial location, easily accessed off Nuneaton's Eastern Relief Road, the A4254, which links to the A444, approximately one mile to the west of Nuneaton, with the A5 Trunk Road approximately two miles to the north.

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



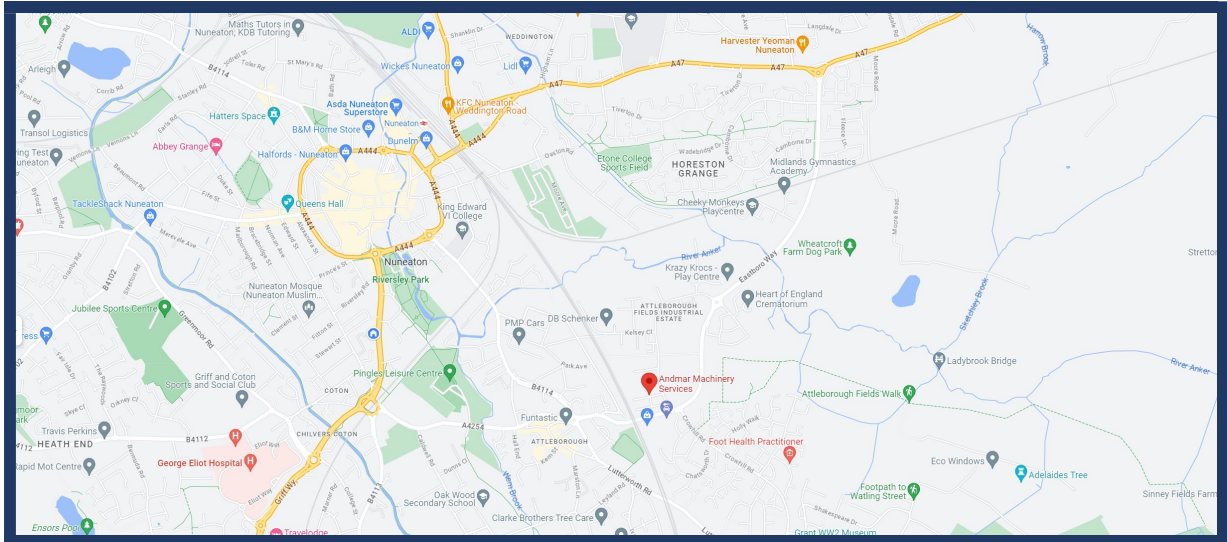
sell

rent

survey

manage

## Unit 26a Slingsby Close, Attleborough Fields Industrial Estate, Nuneaton



### Description

The property comprises of an industrial warehouse premises within a shared yard area having up to 18 allocated car parking spaces.

The unit is of steel portal frame construction with block-built internal walls and metal profile sheeting on the external elevations. The roof is of metal profile sheeting with inset roof lights. The premises internally benefit from a number of offices with its own WC facilities

Fronting onto the yard is a roller shutter door which gives access into the warehouse. The unit has a working eaves height of approximately **6.10m (20ft)**.

### Accommodation

The accommodation briefly comprises: -

**Ground Floor Footplate Area** **521.74 sq.m (5,616 sq.ft)**  
-Incorporating Offices and W.C facilities

**Gross Internal Area** **521.74 sq.m (5,616 sq.ft)**

### Rates

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the adopted rateable value of the property is £26,250.

Prospective tenants are advised to make their own enquiries of Nuneaton and Bedworth Borough Council (024 76 376 376) 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.

### Tenure

The property is available on a new fully repairing and insuring lease for a term of no less than 3 years.

### Rent

Rent on Application.

**Unit 26a Slingsby Close, Attleborough Fields Industrial Estate, Nuneaton**

**EPC**

A copy of the EPC is available for inspection.

**Legal Costs**

Each party will be responsible for their own costs incurred in connection with the transaction.

**Viewing / Information**

Viewing strictly through the Joint Sole Agents.

Cartwright Hands,

59 Coton Road,

Nuneaton,

CV11 5TS.

FAO- **Guy Hands**

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(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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