

GH.

Gross Internal Area- 566.15 sq.m (6,094 sq.ft) on 0.52 acre site

TO LET (MAY SELL)

**Pool Road Industrial Estate,
Pool Road,
Nuneaton,
CV10 9AE**

Detached industrial unit with offices sitting on site of just over half an acre.



Location

Nuneaton is a well-established commercial and industrial 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, as well as regular rail services to London and the north.

The subject premises is located just past the entrance of the Pool Road Industrial Estate. It is approximately one and a half miles west of Nuneaton Town Centre.

Access to the estate is from the B4114 Tuttle Hill via Arrow Way which leads on to Hillary Road.

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

Former Pallet Yard, Pool Road Ind. Estate, Nuneaton

Description

The property is located on the Pool Road Industrial Estate and comprises of a detached industrial unit with single storey front offices, three bays behind two of which have roller shutter door access.

The property has been recently modernised with new roof coverings to the main bays and new electrics throughout. The office area has been redecorated and had a new boiler fitted. There is a good-sized yard/car parking area to the front and eastern boundary with palisade fencing around all.

The property is set amongst several long-established local businesses such as Martin Robey Spares, Mac Contracting and Crown Skips.

Accommodation

The property provides the following approximate dimensions and floor areas:

Bay 1 (middle)-	1,647sq.ft (153.01sq.ft)	
Bay 2 (rear)-	2,584sq.ft (240.06sq.ft)	
Bay 3 (left and front offices)-	1,863sq.ft (173.07sq.m)	(1,260sq.ft unit and 603sq.ft offices)
Gross Internal Area-	6,094sq.ft (566.15 sq.m)	

On a site area of 0.52 acres.

Terms

The property is available on a new effectively fully repairing and insuring lease for a term of years to be agreed but no less than three years. Alternatively, the property will be sold with vacant possession on completion.

Rent/Price

Rent/Price on application.

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £35,250.

Prospective tenants/purchasers are advised to make their own enquiries of Nuneaton and Bedworth Borough Council 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.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. C:75

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs. On a sale each side will pay their own costs.

Former Pallet Yard, Pool Road Ind. Estate, Nuneaton

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS
Email- grh@cartwriighthands.co.uk

Guy Hands

Tel:- 02476 350700.

Fax:- 02476 352922.

Cartwright Hands is the trading name of Cartwright Hands limited, conditions under which particulars are issued Cartwright Hands Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- (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.
- (iii) no person in the employment of Cartwright Hands Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT.

PHOTOS







Former Pallet Yard, Pool Road Ind. Estate, Nuneaton

Commercial Property Requirement? You need to speak to us



Chartered Surveyors to Business and Commerce

Offices in

Coventry and Nuneaton Serving the Whole of the Midlands

Sale and Letting of All Types of Business Property

Property Acquisition

Valuation for All Purposes

Property Management

Rent Review and Lease Renewal Negotiations

Valuation of Businesses "As a going Concern"

General Professional Advice

Development / Investment Consultancy

Compulsory Purchase and Compensation Claims

Regional Coverage - Local Expertise

**121-123 New Union Street
Coventry CV1 2NT**

Tel: 02476 350700

**59 Coton Road
Nuneaton CV11 5TS**