

cartwright

hands

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GH/07/24

DRAFT

GROSS INTERNAL AREA: 147.83sq.m (1,592sq.ft)

'TO LET'

UNIT 4, EXIS COURT, VEASEY CLOSE ATTLEBOROUGH FIELDS INDUSTRIAL ESTATE, NUNEATON

WORKSHOP PREMISES WITH OFFICES ON POPULAR INDUSTRIAL ESTATE



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 are located on Exis Court, off Veasey Close and onto 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



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Unit 4, Exis Court, Veasey Close, Attleborough Fields Industrial Estate, Nuneaton



Description

The unit is of modern portal frame construction, with elevations being a combination of breezeblock, brick and metal cladding with a concrete floor and a roof clad in steel profile sheeting and insulated. It has an eaves height of 4.46m (14'7").

The key coded pedestrian door leads into the workshop/warehouse area. Within the workshop is an electric roller shutter door for loading and unloading together (measuring 3.78m (12'4") wide by 3.05m (10') high) with a useful mezzanine/office area (to the rear) comprising of two offices with a WC and kitchen. Below the mezzanine are two further (interconnecting) offices with a kitchenette and separate W.C. The property benefits from air conditioning and UPC DG windows.

To the front of the property there is parking for approximately 2 vehicles and space for 1 vehicle in front of the roller shutter doors.

Accommodation

Ground floor Workshop/Warehouse: Incorporating two offices, WC facilities and kitchenette	112.93sq.m (1,216sq.ft.)
First Floor Offices/mezzanine: Two offices, WC and kitchen	34.90sq.m (376sq.ft.)
Total Gross Internal Floor Area:	147.83sq.m (1,592sq.ft)

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(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.

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Rates

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £8,800. This is to be reduced from April 2017 to £9,600.

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 premises will be made available on a fully insuring and repairing lease for a term of years to be agreed but to be no less than three years.

Rental

Rent on Application through sole letting agents Cartwright Hands.

EPC

From our own enquiries we understand the property currently has an EPC rating of D:90. A copy of the EPC is available for inspection.

Legal Costs

The ingoing tenant will be responsible for bearing the landlords legal costs incurred in the lease preparation.

Viewing / Information

Viewing strictly through the Sole Agents.

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Guy Hands

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