

GH DRAFT

**Net Internal Floor Area- 117.43 sq.m (1,264 sq.ft)**

## TO LET

**24a Coton Road,  
Nuneaton,  
CV11 5TW**

**First and Second Floor Offices with own entrance and video entry on one of the main arterial roads into Nuneaton Town Centre.**



### Location

Nuneaton, the largest town in Warwickshire is a substantial, well established historic market town 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 Coton Road, one of the main arterial roads on the outskirts of the main ring road and within walking distance of the heart of the Town Centre and the railway station. The property is amongst a number of long established local business including two doctors surgeries, Co-operative funeral directors (adjacent) a pharmacy, accountants, solicitors, physiotherapists and number of offices.

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



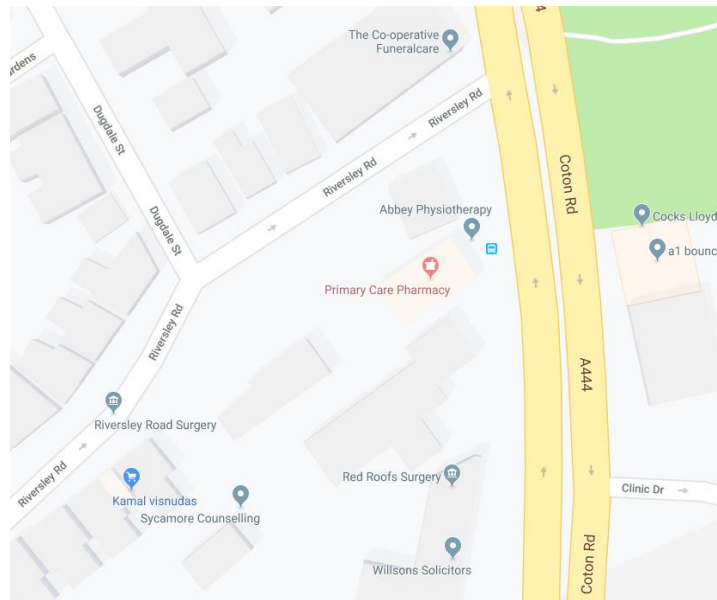
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## **24a Coton Road, Nuneaton**



### **Description**

The subject property comprises the first and second floors of a detached two storey block of offices (ground floor occupiers are accountants offices) being of brick construction with a pitched tiled roof.

Accessed via a separate entrance door from Riversley Road, the offices benefit from a variety of offices, some being single occupant but most are larger open plan and interconnecting. All benefit from being gas centrally heated (2<sup>nd</sup> floor offices both have air conditioning), carpeted and have a video entry system.

The property in recent times has been charity and contract led offices allied to referrals from the doctor and pharmacy users that are in close proximity. We consider the property suitable for a variety of uses including uses within the 'D' planning use classes. (S.T.P.P).

We are advised that car parking spaces can be included if required on a lenience agreement in the private car park directly to the rear of the property.

### **Accommodation**

The accommodation briefly comprises:-

**First Floor Offices** **49.70 sq m (535 sq ft)**

Five offices with toilet and kitchen, staff room

**Second Floor Offices:** **67.73sq.m (729 sq.ft)**

Two offices benefitting from air conditioning

**Total Floor Area:** **117.43 sq.m (1,264 sq.ft)**

### **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.

## **24a Coton Road, Nuneaton**

### **Rental**

Rental terms available on application through sole agents Cartwright Hands.

### **Business 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 £8,600.

Prospective 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

### **Energy Performance Certificate**

A copy of the Energy Performance Certificate is available on request. EPC rating E:101.

### **Legal Costs**

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

### **Viewing**

Viewing strictly through the Sole Agents. Contact Guy Hands

Cartwright Hands

Tel:- 024 76 350 700

Email:- [grh@cartwriighthands.co.uk](mailto:grh@cartwriighthands.co.uk)

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Nuneaton CV11 5TS**

