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Draft

Net Internal Area: 130.33 sq. m. (1,403 sq. ft.)

TO LET

**17-18 Abbey Green, Nuneaton
Warwickshire, CV11 5DR**

**E Class premises situated on prominent corner position within close proximity of
Nuneaton town centre**



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 property occupies a prominent location on the corner of the B4114 Abbey Green and Manor Court Road, predominantly fronting onto Abbey Green which is a heavily trafficked thoroughfare into Nuneaton town centre, the commercial heart of which is approximately quarter of a mile away.

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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17-18 Abbey Green, Nuneaton



Description

The subject premises comprise a two storey doubled fronted premises accessible from either an Abbey Green entrance or via an entrance on Manor Court Road. The property was previously utilised as an accountants and internally is presented as offices on the ground and first floor with storage, kitchen and W.C. facilities. Internally the premises benefits from part UPVC double glazing, ISDN 30 connectivity, CAT 5 e-cabling, emergency lighting and security alarm. Externally the property also has an electric roller shutter.

Accommodation

The property provides the following approximate dimensions and floor areas:

Ground Floor

Office 1:	39.61 sq. m. (427 sq. ft.)
Office 2:	13.65 sq. m. (147 sq. ft.)
Kitchenette:	5.48 sq. m. (59 sq. ft.)

First Floor

Office 3:	17.28 sq. m. (186 sq. ft.)
Office 4:	20.25 sq. m. (218 sq. ft.)
Office 5:	14.49 sq. m. (156 sq. ft.)
Office 6:	14.03 sq. m. (151 sq. ft.)
Kitchen:	5.48 sq. m. (59 sq. ft.)

Net Internal Floor Area: 130.33 sq. m. (1,403 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.

Rent

Rent on application.

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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 £11,500.

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.

EPC

We understand from our own enquiries that the property has an EPC rating of E:118. 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.

Viewing/Information

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

Guy Hands
Tel:- 02476 350700
Fax:- 02476 352922

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Commercial Property Requirement

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