

cartwright

hands

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GROSS INTERNAL AREA: 2,436.27 SQ.M. (26,224 SQ.FT)

**Unit 2
Purley Chase Industrial Estate,
Pipers Lane,
Nuneaton,
CV10 0RH**

TO LET (MAY SELL)

REFURBISHED INDUSTRIAL UNIT WITH LARGE REAR YARD OF JUST OVER 1.09 ACRES



Location

The subject property is located on Purley Chase Industrial Estate near Ansley Common. It is accessed via Pipers Lane, being approximately 250m from Coleshill Road (B4114) which links the property with Nuneaton Town Centre approximately 3 miles to the south east with the M42 being approximately 7 miles to the west via the A5 and M6 equidistant via the B4114.

The subject property is located close to occupiers such as Litecast and PSE on the same estate.

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 2 Purley Chase Ind. Estate, Nuneaton



Description

The subject property comprises a steel portal framed brick and block with insulated metal profile roof semi detached industrial unit siting on a self-contained site with a rear yard of just over 1.09 acres.

The unit has been refurbished internally and comprises internally of a former café (easily converted into office space) that fronts onto the estate road which benefits from 24/7 access. The two bay workshop/warehouse section has a working height of 4.4m (14ft 5in) with a roller shutter door to front and rear of one bay and two dock leveler doors to the rear of the other bay.

Vehicular access via the eastern boundary opens into a large rear yard area provides good external storage and parking along with an additional detached stores building of brick and block construction with two pedestrian entrances and large double doors for access.

Accommodation

	Square Foot	Square Meters
Warehouse	21,531	2,000.28
Rear Unit	2,423	225.10
Café/ Potential Offices	2,270	210.89

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YARD AREA- 1.09 ACRES

Unit 2 Purley Chase Ind. Estate, Nuneaton

Rates

We are advised by the VOA website (www.voa.gov.uk) that the property has a current rateable value split across three valuations as-

Offices- £12,250

Warehouse- £66,000

Rear Store- £9,200

THIS IS NOT THE RATES YOU WILL PAY.

Prospective tenants/purchasers are advised to make their own enquiries to the local authority to verify the current rateable value and any rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

Price

Rental and Sale Price on Application, All enquires to the sole agents.

EPC

D:95 EPC available on request.

Legal Costs

Ingoing tenant to contribute to the landlords reasonable legal costs in the preparation of the lease. Each side will cover own legal fees in event of a purchase.

Viewing / Information

Viewing strictly through the Sole Agents

Cartwright Hands,

59 Coton Road,

Nuneaton,

CV11 5TS

Guy Hands

Tel:- 02476 350700.

Email: grh@cartwriughthands.co.uk

NOTE: Whilst every effort is made to ensure the accuracy and reliability of these details, if there is any point of particular concern, we would ask you to contact the offices of the sole Agents for further clarification, particularly if contemplating travelling some distance to view the property.

MISREPRESENTATION ACT 1967 – CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Cartwright Hands, for themselves and the owners/tenants of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of any offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to the property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

PROPERTY MISDESCRIPTION ACT 1991

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate, and are given for guidance purposes only.
2. Information on Tenure or Tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lesseees are strongly recommended to have this information verified by their solicitors.
3. Information on Rating Assessments and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective Purchasers/Lesseees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of main services are based on information supplied to us by the Vendor/Lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase/lease.
5. All prices and rents quoted are exclusive of VAT (which may or may not be payable) unless expressly stated to the contrary.

FURTHER PICTURES



WAREHOUSE INTERNAL





Commercial Property Requirement

You need to speak to us



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