

GH/04/26

**DRAFT**

**GROSS INTERNAL AREA: 185.26sq.m (1,994sq.ft)**

**'TO LET'**

**UNIT 2, EXIS COURT, VEASEY CLOSE  
ATTLEBOROUGH FIELDS INDUSTRIAL ESTATE,  
NUNEATON, CV11 6RT**

**TRADE COUNTER/WORKSHOP PREMISES WITH MEZZANINE 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



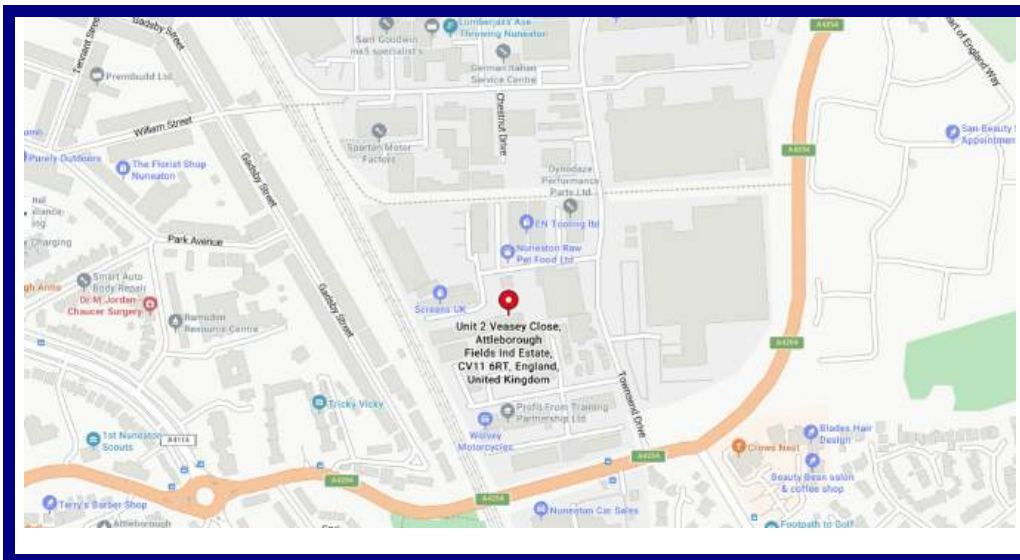
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## Unit 2 Exis Court, Veasey Close, Attleborough Fields Industrial Estate, Nuneaton



### 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 steel pedestrian door leads into a trade counter area. Immediately behind is a partitioned office, kitchen, toilets and the warehouse. A first-floor mezzanine is fitted out as offices with carpeted, timber floors, LED lighting, and electric heaters.

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).

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. The frontage has security bollards on the boundary for extra security.

### Accommodation

**Ground floor Workshop/Warehouse:** 112.11sq.m (1,207sq.ft.)  
**Incorporating trade counter, office, WC facilities and kitchenette**

**First Floor Offices/mezzanine:** 73.15sq.m (787sq.ft.)  
**Two offices, WC and kitchen**

**Total Gross Internal Floor Area:** 185.26sq.m (1,994sq.ft)

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.

## **Unit 2, Exis Court, Veasey Close, Attleborough Fields Industrial Estate, Nuneaton**

### **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 £13,250.

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 C:69. 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.

Cartwright Hands,  
59 Coton Road,  
Nuneaton,  
CV11 5TS.

**Guy Hands**

Tel:- 02476 350700.

Fax:- 02476 352922.

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

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**105/7 New Union Street  
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**Tel: 02476 350700**

**59 Coton Road  
Nuneaton CV11 5TS**