



Torrington Avenue, Coventry, CV4 9AP

£12,000 Per Annum

- Office/Storage use
- Popular Estate
- £9,000 Per Annum
- Approx 87.61m² (943ft²) GIA
- Good Road Connections

Location

Highway Point is located close to the junction with Padstow Road, with good links to the A45 and Tile Hill railway station, NEC and Birmingham International airport. There is a regular bus service on Torrington Avenue.

Description

A self contained office, which has previously been used for storage and distribution of small pharmaceutical items. Double aluminium doors with security shutter, open plan office/store with suspended ceiling, inset strip lights, upvc double glazed windows with security shutters, electric heating. Office with strip lights, electric heating and upvc double glazed window with security shutter. Toilet with sink unit and wc. Outside, there is one parking space and room in front of the entrance door for occasional parking.

Accommodation

Approx 87.61m² (943ft²) GIA

Service Charge

This is incorporated in the rent.

Services

Mains, water, drainage and electricity.
Appliances have not been tested.

VAT

VAT is payable on the rent and other outgoings.

Business Rates

The prospective occupiers are recommended to make their own enquiries with the local authority for verification and to check any

small business rating relief available. The current rateable value is £4,800. The rateable value from April 2023 is £7,800.

EPC

Rated E - 121

Legal Costs

Each Party will be responsible for their own costs in association with the transaction.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Map

