

TO LET

NEW DETACHED INDUSTRIAL/WAREHOUSE UNIT

22A Whitacre Road Industrial Estate, Whitacre Road, NUNEATON CV11 6BP



3,107 SQ FT (288.63 SQ M) GIA

- Within ½ mile of Nuneaton Town Centre
- Easy access to M6 (J3), A5 & M69
- Good parking and yard to front of unit

Location

Located in Nuneaton, which is approximately 8 miles north of Coventry and 4 miles north of the M6 (J3) by way of the A444 dual carriageway, the Whitacre Road Industrial Estate is located just half a mile north of Nuneaton Town Centre. In addition to the M6, the A5 and M69 are adjacent to the town on its northern and eastern boundaries respectively. The West Coast mainline also has a route through Nuneaton approximately 70 minutes' from London.

Description

The unit is of steel portal frame construction surmounted by a lined corrugated steel sheet roof.

The unit has an eaves height of circa 4.5 metres with walls of brick and block construction to 2.4 metres, with the balance being of lined and insulated PVC coated steel sheeting. Access is via a single roller shutter door 3.75m high x 3.0m wide.

To the front of the building is a concrete surfaced, fully fenced and gated yard with loading bay and car parking.

At present the unit is open plan. WCs and offices can be installed to requirements.

Accommodation

Main Factory/Warehouse GIA 288.63 sq m 3,107 sq ft

Rent

On application

Services

Three phase electricity, mains water and drainage are connected to the property. The Landlord will install mains gas if it is required by an incoming tenant.

Rates

To be assessed.

Planning

The property is suitable for B1c, B2 and/or B8 warehousing. Interested parties to make their own enquiries to Nuneaton & Bedworth Borough Council to establish whether their use is suitable for the property.

EPC

An EPC will be provided upon practical completion of the unit.

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

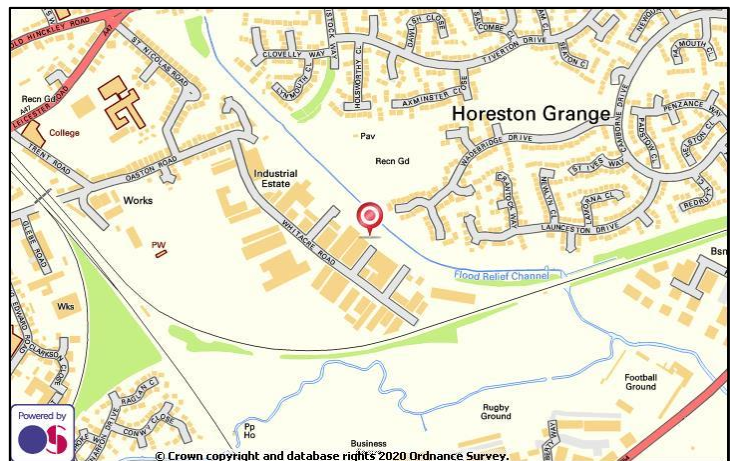
Viewing

Contact the sole agent for further information or viewing:

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