



Kingswood Close, Holbook Lane, Holbrooks, Coventry, Warwickshire, CV6 4NY

6,647 SQ FT GARAGE ACCOMMODATION ON A 0.95 ACRE SITE.

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LOCATION

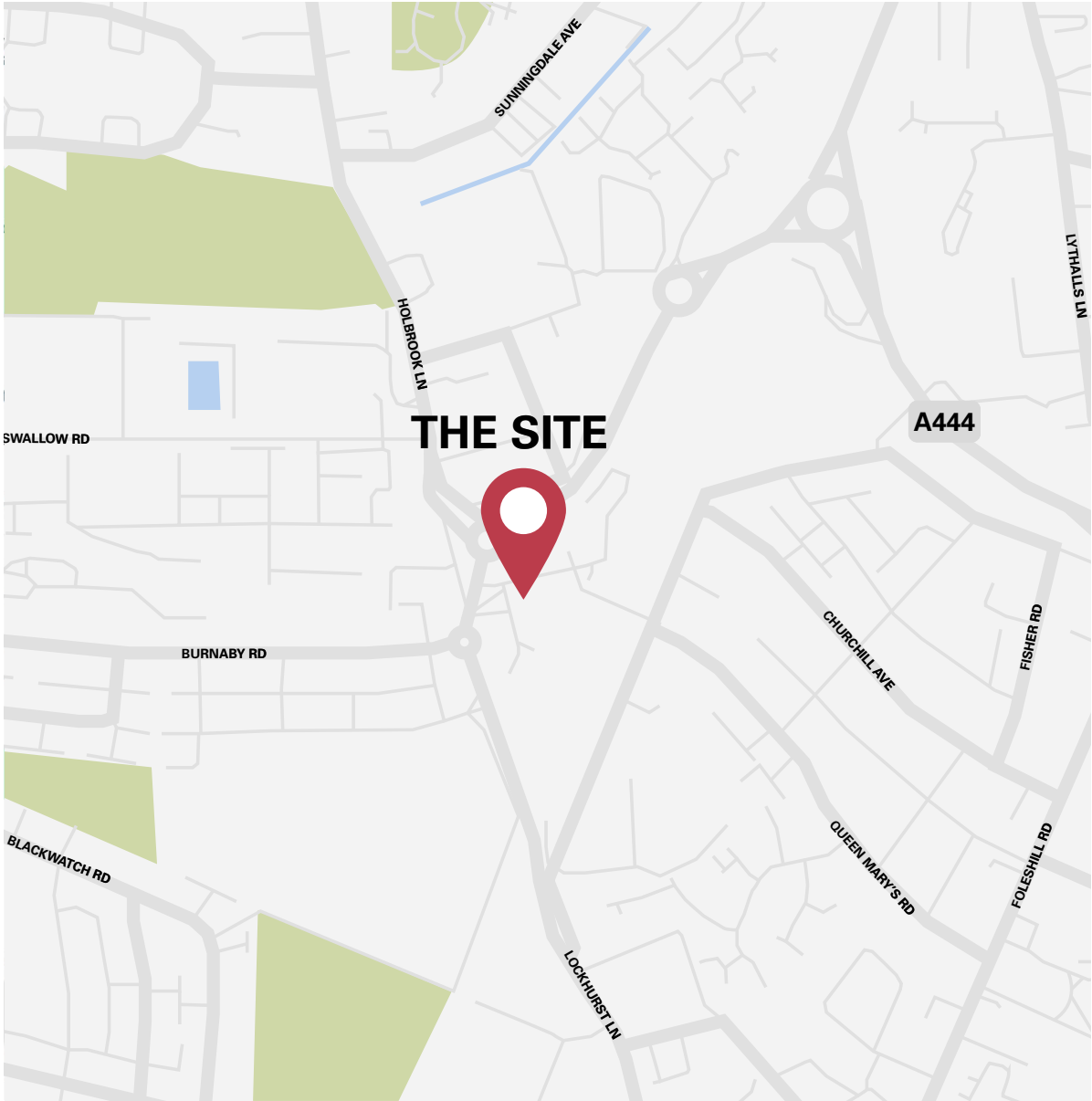
The premises are located to the north of Coventry approximately 2.4 miles from the city centre in a commercial area with good access. The unit is visible from Holbrook Way and provides a quick access route to the M6. Nearby occupiers include other automotive repair units.

DESCRIPTION

The property comprises a steel framed detached industrial building with brick elevations and metal cladding configured as a 5 bay workshop. It also has ancillary storage, reception, staff room and staff and public WC's. There is a steel framed mezzanine floor use for tyre storage. Externally the unit has a tarmacadam forecourt with parking for approximately 23 vehicles.

SCHEDULE OF ACCOMMODATION

MEASURED FLOOR AREA	SQ M	SQ FT
Ground Floor	617.5	6,647
Mezzanine	291.6	3,138



SITE AREA

0.95 acres. 0.38 ha (approximately 16% site coverage)

EPC

EPC available upon request

BUSINESS RATES

We advise that any prospective purchaser should check the Rateable Value with the Valuation Office Agency or the Local Council.

TENURE/TERMS

The property is available on a Long leasehold basis.

125 year lease effective from 24th June 1991 at a current rent of £35,200 per annum.

GUIDE PRICE

Offers in the region of £500,000

VAT

We understand that the site is elected for VAT purposes.

VIEWINGS

By appointment through sole agents, Newmark.



Contacts

For Further information please contact:

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