

OPENING DOORS SINCE 1843



Area
107.44 sq.m. (1157 sq.ft.)



Rent
£14,000 per annum



Offering
Industrial/Warehouse Unit



Location
Binley Industrial Estate



Availability
Available Immediately

TO LET

18 Hotchkiss Way, Coventry CV3 2RL

Location:

The property forms part of a small courtyard development of similar type units on the favoured Binley Industrial Estate which lies on the eastern outskirts of Coventry approximately two miles from the City Centre and adjacent to the Eastern By-Pass (A46) (T). The A46 in turn provides excellent links to the Midlands Motorway Network including the M6/M69 to the north and to the M45/M1 and M40 to the south.

Description:

The property is an extended detached industrial unit with monopitch roof, inset office and toilet. There are two manually operated roller shutter doors, gas supply, fluorescent lights, concrete floor, personnel door and fire exit door. Minimum eaves height of 3.10m and maximum 4.23m.

Floor Area:

	AREA SQFT	AREA SQM
Workshop,	945.00	87.79
Office and Toilet		
Side Extension	212.00	19.70
TOTAL	1,157.00	107.49

Services:

All services appear to be available although gas is not used at present.

Rateable Value:

The property is included on the 2023 Rating List with a Rateable Value of £6,200. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

A term of six years is preferred with a rent review after three years, but the Landlord is open to proposals.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT will not be payable on the rent in this instance.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

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