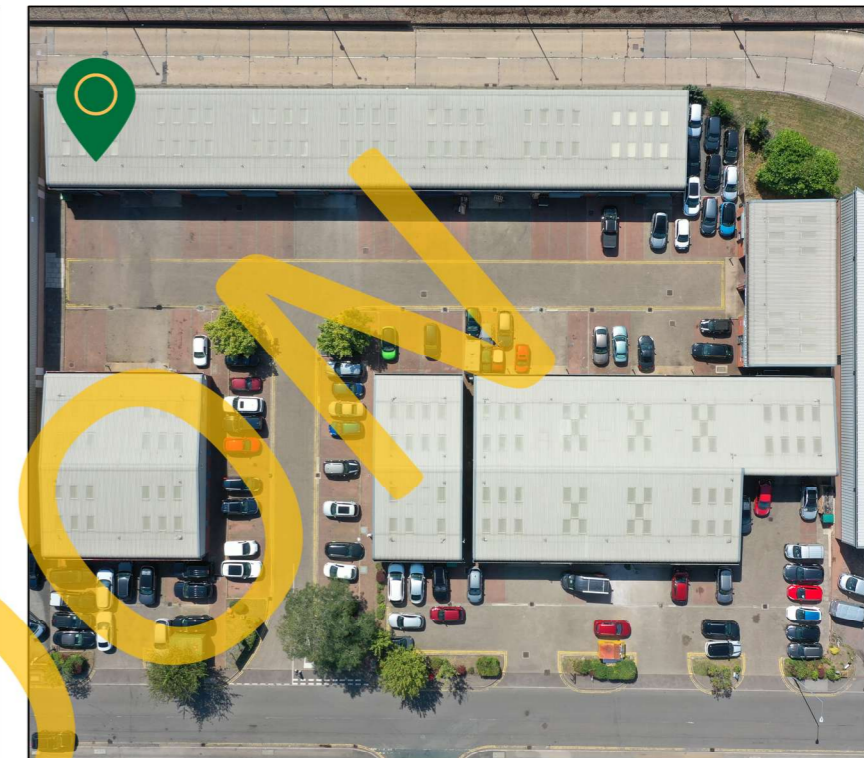


TO LET

£14,600 per annum



REFURBISHED INDUSTRIAL/STORAGE UNITS



Unit 39, Phase II Innage Park, Abeles Way, Atherstone, CV9 2QX

1163.09 Sq. Ft. (108.05 m²)
IPMS 2 (GIA) industrial buildings

- High quality industrial unit
- 4.9m Max. eaves
- 3-phase electricity supply & LED lighting
- 24-hour access
- Easy access to A5 & M42, M69, M1 & M6



**Chartered Surveyors
Property Consultants**
17 Market Street Atherstone
Warwickshire CV9 1ET
Tel: 01827 718912
www.parsleyproperty.co.uk



Unit 39, Phase II, Innage Park, Abeles Way, Atherstone, CV9 2QX

LOCATION

Atherstone lies in the northern part of the county of Warwickshire on the main A5 trunk road. The town is situated approximately 20 miles to the north-east of Birmingham and a similar distance to the south-west of Leicester. Coventry is about 18 miles whereas the towns of Nuneaton and Tamworth are approximately 5 and 9 miles in distance respectively. The A5 links with Junction 10 of the M42 Motorway approximately 6 miles to the northwest, near Tamworth, and connects with the M1 and M6 Motorways. The A5 links directly to the M69 and M1 to the southeast.

The market town of Atherstone is the regional centre of North Warwickshire. Major distributors such as FedEx & Aldi have found Atherstone a most convenient place to locate, being so readily accessible to most parts of the country from the local motorway network and part of the "Distribution Golden Triangle".

DESCRIPTION

Phase 2 Innage Park comprises a multi-unit industrial park accessed from Abeles Way
What3Words: [///arrived.measuring.signified](#)

The properties are of part-brick and block construction with a metal coated elevations and roof incorporating translucent lights.

The unit has a block paved frontage to the estate road, with designated parking for 3 vehicles.

The unit benefits from a guaranteed roof covering, industrial concrete flooring, painted walls, water & 3-phase electricity supplies and LED lighting. The unit includes WC facilities and a maximum and minimum eaves height of 4.9m and 3.9m respectively.

The unit also benefits from a sectional industrial door, having an opening of 3m wide and 3.6m high. An electric metal roller shutter door protection over the unit's windows and pedestrian door on the frontage is also installed.

ACCOMMODATION:

Unit 39: 1163.09 Sq. Ft. (108.05m²) IPMS 2 (GIA) industrial buildings

GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING

TENURE

The unit is available to lease on FRI (Full Repairing & Insuring) terms for a minimum term of 3 years.

SERVICE CHARGE & INSURANCE

A service charge is payable in four equal instalments on the usual quarter days.

The occupier will be responsible for reimbursing the Landlord the cost of insuring the premises.

EPC

Current Rating: C (72)

SERVICES

3 phase electricity and mains water are connected to the premises.

RATEABLE VALUE

Ratable Value: £8,100 meaning Small Business Rate Relief may be applicable (Tenant liability to apply).

LOCAL AUTHORITY

North Warwickshire Borough Council

PLANNING

The premises have planning permission for purposes falling within Class E/B2/B8 in accordance with the Town & Country Planning (Use Classes) Order 1987 updated.

RENT

Unit 39: £14,600 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs.

V.A.T.

All figures quoted are exclusive of V.A.T.

VIEWING

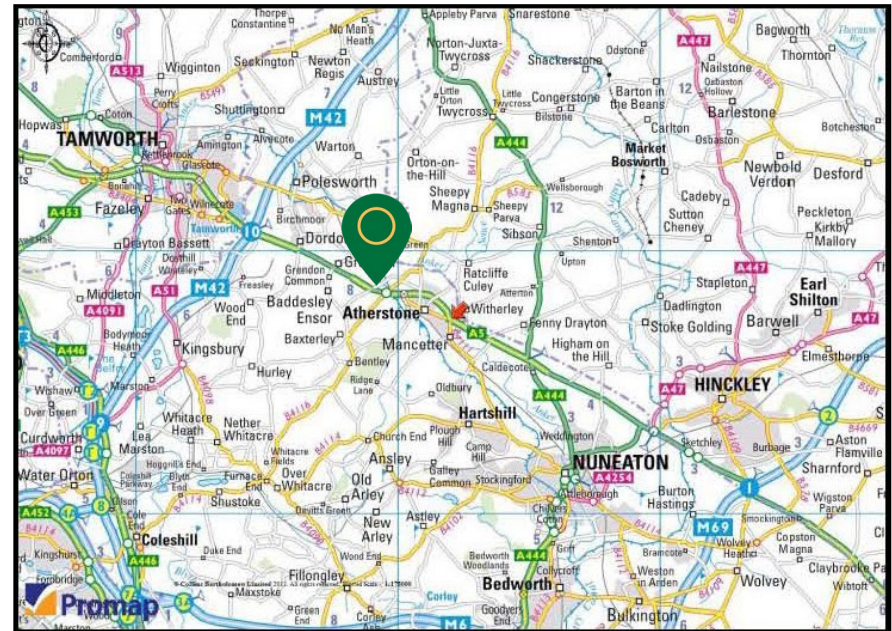
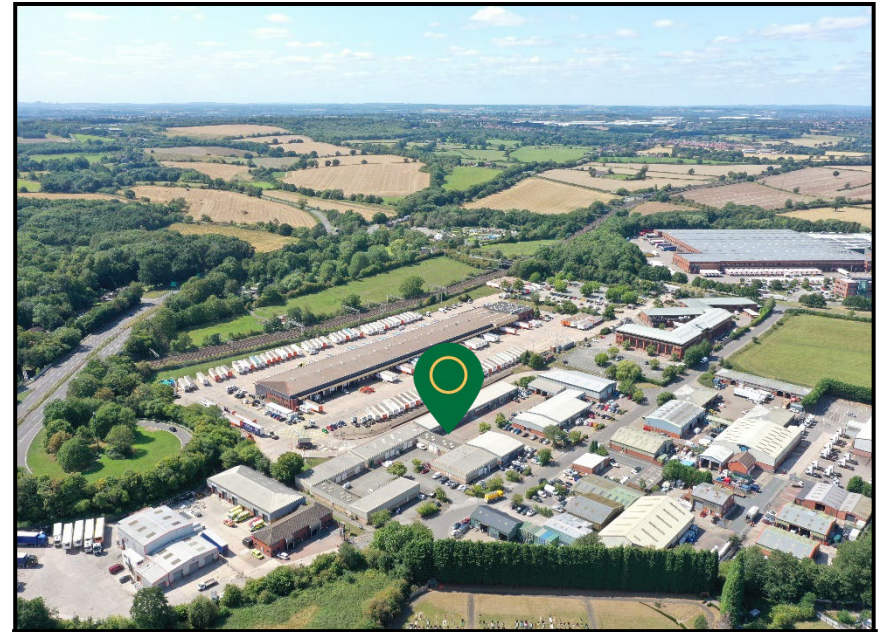
By Sole Letting Agents: Shortland Parsley on 01827 718912

Contact: James Parsley & Greg Fielding

Email: jamie@parsleyproperty.co.uk & greg@parsleyproperty.co.uk



**Illustration: Post works*



STIPULATIONS

Every care has been taken in the preparation of these particulars and the attached plan which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plans are for identification purposes only and indicate the approximate extent of the property to be sold.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending purchaser must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.
6. The Seller of this property has checked the particulars and agreed that the information is correct to the best of his knowledge.

Electronic Communication

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

Money Laundering

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers.
- maintain records of identification evidence.
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

Ref: PM11167/U39

UPDATED: June 2026