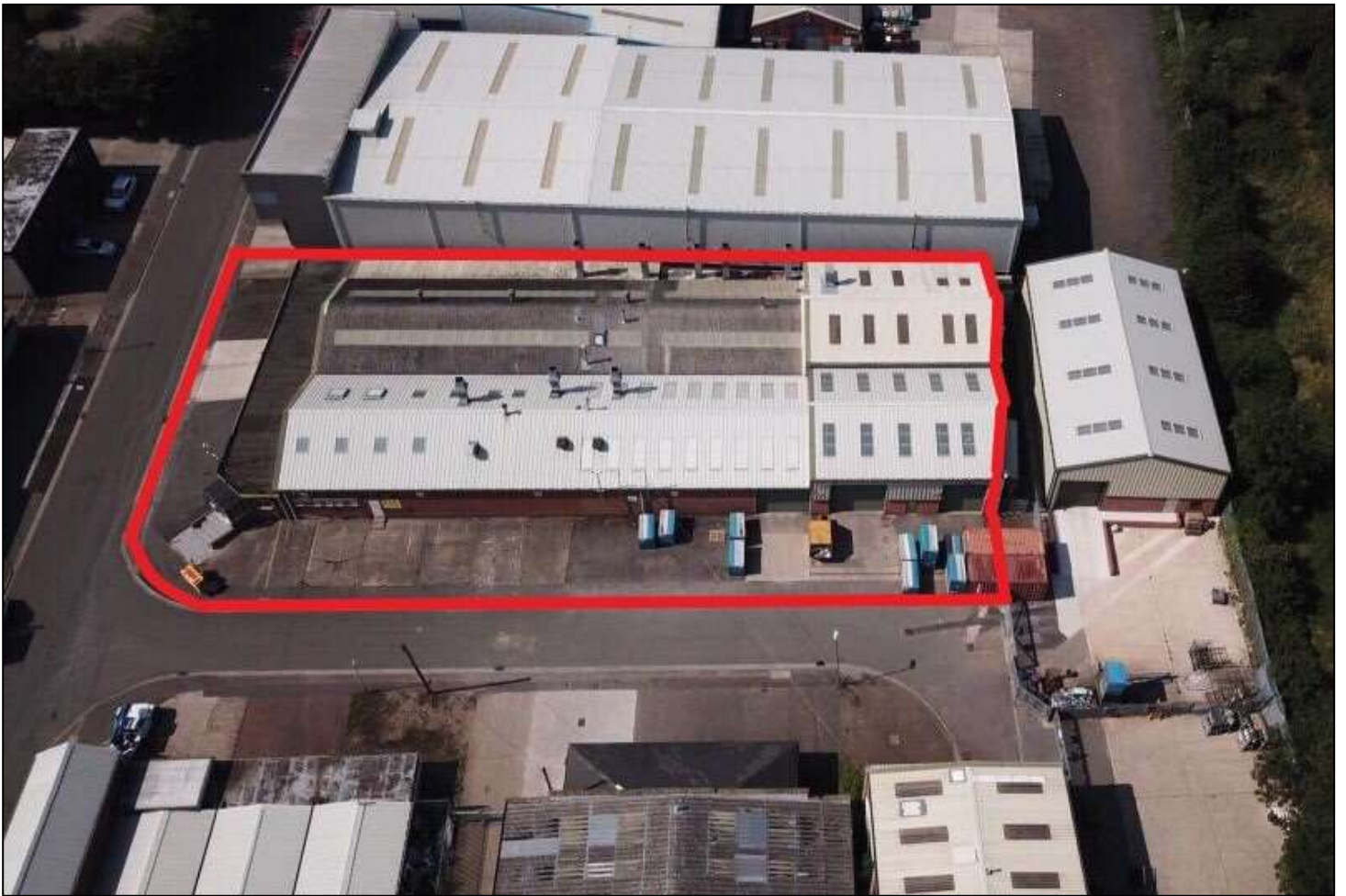


TO LET

DETACHED INDUSTRIAL UNIT WITH OFFICES

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



19,580 SQ FT (1819.06 SQ M) GIA

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

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 with the main area comprising of two bays, each surmounted by a lined corrugated sheet roof. A significant part of the unit is covered by PVC coated steel sheeting but the balance, subject to terms, will be re-covered by the owner in a similar material.

There are various access points to the property via electrically operated roller shutter loading doors to the south east elevation being 4.5m high x 3.72m wide, 4.1m high x 4.6m wide, 2.9m high x 3.3m wide and 3.2m high x 4.36m wide. There is a further loading door to the front/south west elevation which is a folding steel shutter door which measures 2.67m high x 4.05m wide. Within the factory area are suitable WCs. On the main mezzanine area are factory offices, compressor house and canteen area.

To the front of the building is a single storey office block which benefits from gas fired central heating and UPVC double glazing. On the corner of the unit is an attractive reception porch to a suitable reception area leading to office and boardroom. Off the office area are well fitted office WCs.

Externally there is a forecourt with parking for circa 10 cars to the front of the property and parking for a further circa 20 cars to the side of the unit. There are loading aprons to all loading doors.

Accommodation	sq m	sq ft
Main Factory Areas (GF)	1527.70	16,444
Single Storey Offices	71.29	767
Mezzanine Areas inc Compressor Room, Canteen & Stores	291.36	3,136
Total GIA:	1819.06	19,580

Externally there is a useful brick built store with external access useful for flammable materials.

Rent

On application

Services

Electricity (400KVA), significant gas supply, water and drainage are connected to the property. Heating to the rear loading bays is by gas fired warm air blower. The offices are heated by a domestic gas fired central heating system.

Rates

From information taken from the 2017 Valuation Non Domestic Rating List the property has a current Rateable Value of £45,000.

Planning

Currently the property is used within Class B2 of the Town & Country Planning Use Classes Order, although it would be suitable for B1c 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

C68. EPC available on request.

Legal Costs

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

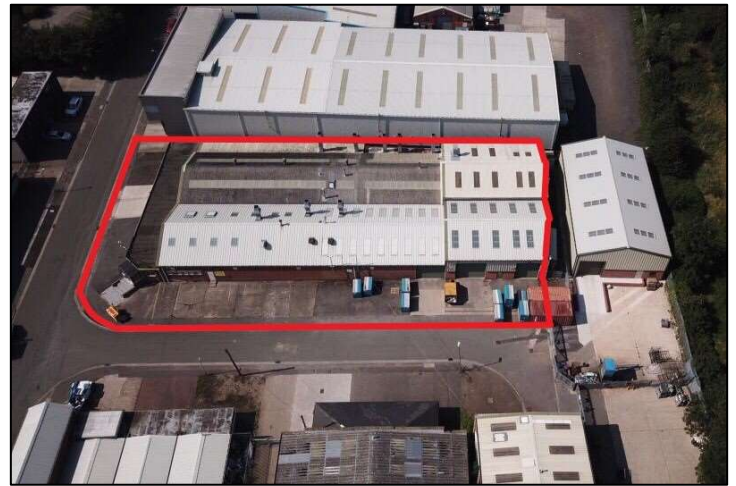
Viewing

Please contact the sole agent for further information or viewing:

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