

Available
Immediately



TO LET
High quality
Industrial Premises

8,837 sq ft
(820.98 sq m)

Unit A | Charter Avenue Industrial Estate | Curriers Close | Coventry | CV4 8AW

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

**An amply proportioned,
adaptable space ideal for
workshop, lab or office use**



**LED
lighting**



**AmbiRad
heating
system**



**Gated
sheltered
yard**



**EV
charging
points**



**Well
connected
location**



DESCRIPTION

Unit A Charter Avenue comprises a high quality warehouse with ancillary offices, lab space and workshops. The unit also benefits from a spacious mezzanine which currently provides a canteen area and additional storage space.

The property is access via a tiled reception to the front and two manual roller shutter doors to the right hand side of the building. Externally, there is a sheltered yard with EV charging points.



LOCATION

Charter Avenue Industrial Estate is a well-established commercial and industrial area hosting a mix of warehouse, light industrial, workshop and business units. The location has excellent road links via the nearby A45 dual carriageway, which connects to major regional motorways including the M6, M42, M45 and A46 - important for logistics and distribution. Tile Hill Railway Station is an 8 minute walk away, providing direct routes to London, Birmingham and beyond.



**Tile Hill
Station
8 minute
walk**



**A45
Fletchamstead
Highway
5 minutes**



**M42
Junction 6
(NEC)
14 minutes**



The property benefits
from a zonally controlled
heating system

RENT

£60,000 per annum

TERMS

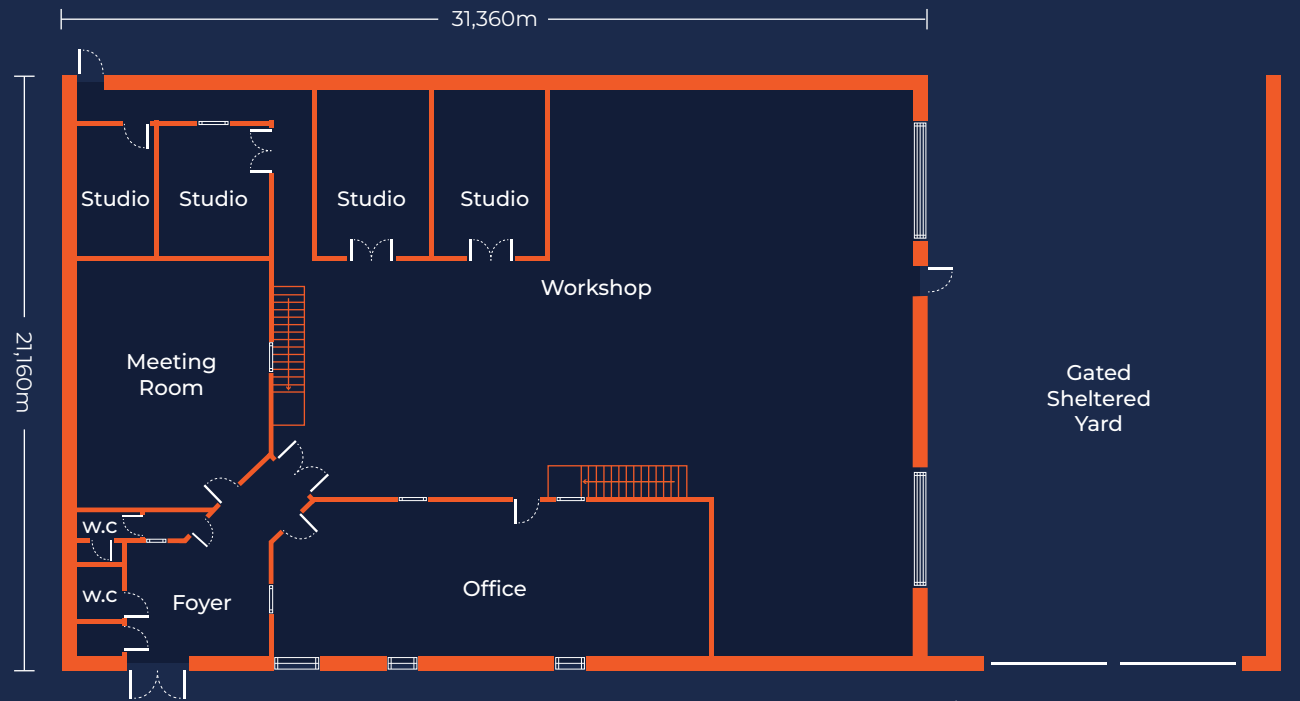
Available by way of a new lease on
terms to be agreed.

ACCOMMODATION

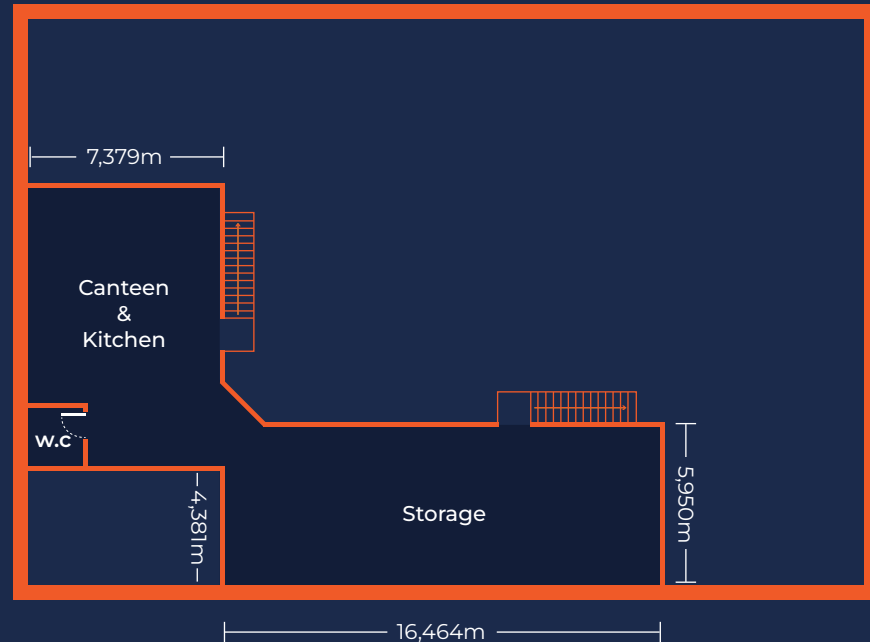
Description	Sq ft	Sq m
Ground floor warehouse	4,363	405.34
Ground floor office	2,574	239.13
Mezzanine + Kitchen	1,900	176.52
Total	8,837	820.99



FLOOR PLANS



Ground Floor



Mezzanine



BUSINESS RATES

Rateable Value: £34,750

Rates Payable: £17,340.25 p.a.

VAT

Applicable

SERVICE CHARGE

Not applicable

EPC

B-49 - copy available on request

LEGAL COSTS

Each party to bear its own legal costs

VIEWING

Strictly by appointment with the sole agent.

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