



**Baker
Harman**

To Let: Office/Business Unit



**Unit 19 Ptarmigan Place
Attleborough Fields Industrial
Estate, Nuneaton, CV11 6RX**

- End of Terrace Office/Business Unit of 2,768 sq ft (257.23 sq m)
- Large secure car park/yard area
- Located in popular Attleborough Fields Industrial Estate.

LOCATION

The property is located within the Attleborough Fields Industrial Estate in Nuneaton. The estate is situated within a well established industrial area and well connected in the heart of the distribution network, approximately 5 minutes drive from the A5 and 10 minutes to the M6 and M69. The property is approximately 1.5 miles drive Southeast of Nuneaton town centre and less than 10 miles drive from Coventry City centre.

DESCRIPTION

The subject property comprises a modern end of terrace two-storey office/business unit.

The property is fitted out to a good level of specification and benefits from the following amenities/specifications:-

- Mixture of open plan and cellular space.
- Office space of a good level of specification including carpeted floors and LED lighting.
- WC Facilities and Kitchenette on ground floor.
- Heating by way of a gas fired boiler and wall mounted radiators.
- Air conditioning on both floors.
- Two Separate entrances.
- Large self-contained car park/yard area.

ACCOMMODATION

We have measured the property and calculated that they have a Gross Internal Area as follows:-

	Sq Ft	Sq M
Ground Floor	1,327	123.36
First Floor	1,441	133.87
Total	2,768	257.23

EPC

The property has an EPC Rating of 42 in Band B.

LEGAL COSTS

Each party is to bear their own legal costs.

BUSINESS RATES

The Rateable Value for the whole property is:-

Rateable Value: £28,000

The Uniform Business Rate for 2026/27 is 43.2p in the £.



VAT

All figures quoted are exclusive of VAT at the prevailing rate.

SERVICES

We understand that the property has all mains services. The services have not been tested and interested parties are requested to make their own enquiries in this regard.

SERVICE CHARGE

The property is subject to a service charge for the upkeep of the communal areas. Details are available on application.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TERMS

The property is available on a leasehold basis by way of a new full repairing and insuring lease at a guide rent of £27,000 pa exclusive.

VIEWING

To view and for further details please contact:



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