



Unit 2, The Courtyard, Caldecote, Nuneaton, CV10 0AS

To Let: £12,000 pa + VAT / 1,045 sq.ft (96.95 sq.m)

HOWKINS &
HARRISON

Unit 2, The Courtyard, Caldecote, Nuneaton, CV10 0AS

A self contained unit in a prestige barn conversion with traditional features

Features

- Excellent access to the A444/A5
- Car Parking for 5 cars
- 1,047 sq.ft (97.26 sq.m)

Description

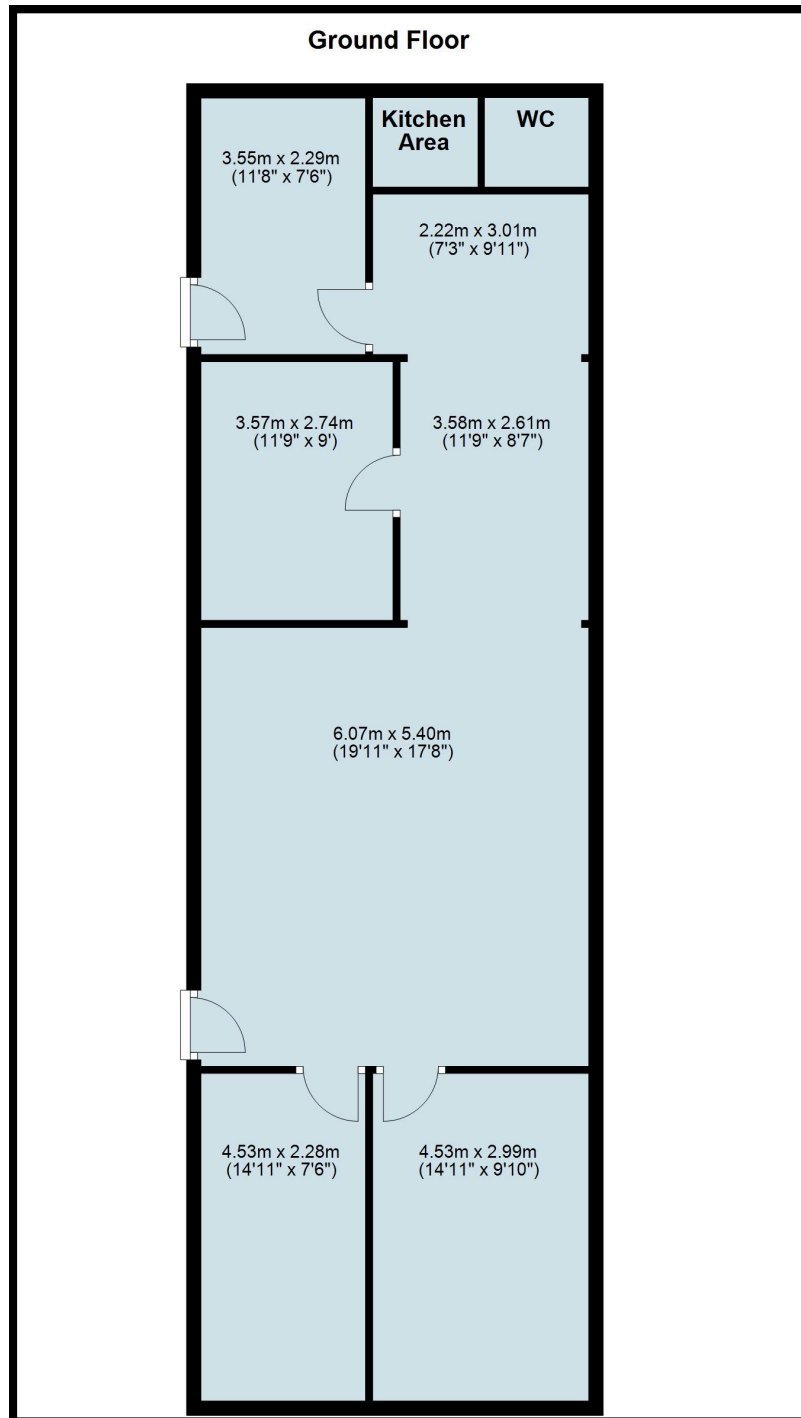
A traditional brick building with tiled roof having been refurbished to a high standard with Oak doors and frames having black ironwork furnishings and exposed beams.

The unit has the benefit of four separate offices and an open plan seating area.

The property would suit a range of uses and has been finished to a high standard.

The property is carpeted throughout and heating is provided by electric panel heaters. There is hot and cold water, skirting trunking, data cabling and wiring for BT broadband connections and an alarm system.





Location

Caldecote Business Park is in a pleasant rural setting close to the town of Nuneaton. With excellent access to the A444, with the M42 (approximately 5 miles) to the west, the M69 to the east and the M1 Motorway to the east.

It is therefore well situated with good access to the national motorway network and close to the regional business centres of Birmingham, Coventry and Leicester.

Tenure

The whole property is available To Let by way of a new lease for a term to be agreed, with three yearly rent reviews and is excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

Utilities

We are advised that main services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Planning

We understand that the property had planning permission for B1 office use.

Service Charge

A service charge will be payable at a rate of £1,000 plus VAT per annum for maintaining common areas to include the car park, landscaping and drive and for the external decoration and maintenance of the property.

Deposit

A deposit will be required for the duration of the term.

VAT

VAT is payable on the property.

EPC

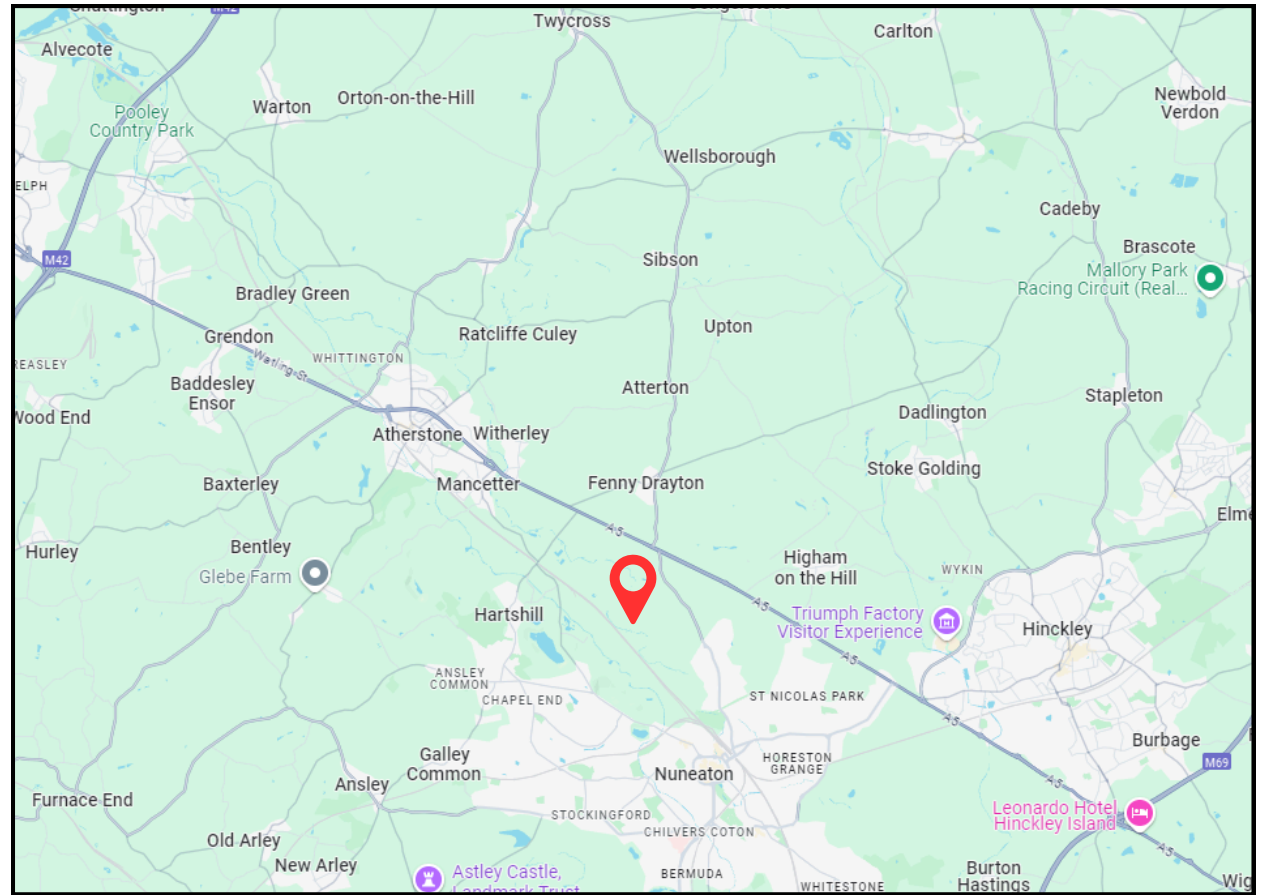
The current EPC for the property is E (I18).

Viewing

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01827 721380 or emailing philippa.dewes@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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