

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Unit 16, Curriers Close, COVENTRY CV4 8AW



4,832 SQ FT (448.93 SQ M)

- Eaves height of 6.32m
- Secure industrial estate

Location

Curriers Close forms part of an established industrial estate comprising of units developed over the last 40 years.

Curriers Close is 4 miles south west of Coventry City Centre and has good links to the A45 and the national motorway network around Coventry. Tile Hill Railway Station is within 1 mile of the premises.

Description

Unit 16 comprises a steel frame industrial unit with an eaves height of 6.32m and concrete flooring throughout. The property is regular in shape and features an entrance reception, ancillary office space and WC facilities.

The property is lit throughout with a mixture of sodium and fluorescent lighting. Access is provided through a roller shutter door measuring 4.2m wide by 4.8m high and a personnel door to the reception area.

It is understood that all normal services are connected to the property and heating is provided through overhead gas blowers.

Externally there is a concrete parking area to the rear of the unit and shared yard space to the front of the unit.

Accommodation

	sq ft	sq m
Total Gross Internal Area	4,832	(448.93)

Service Charge

The Landlord will levy a service charge in relation to the maintenance and upkeep of common areas. Further details to be provided upon request.

Tenure

Available on a new lease for a term to be agreed.

Rent

£30,000 per annum exclusive.

Rateable Value

According to the 2017 Non Domestic Rating List the property has a Rateable Value of £24,750.

VAT

All figures are exclusive of VAT at the prevailing rate unless otherwise stated

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

EPC

Available upon request.

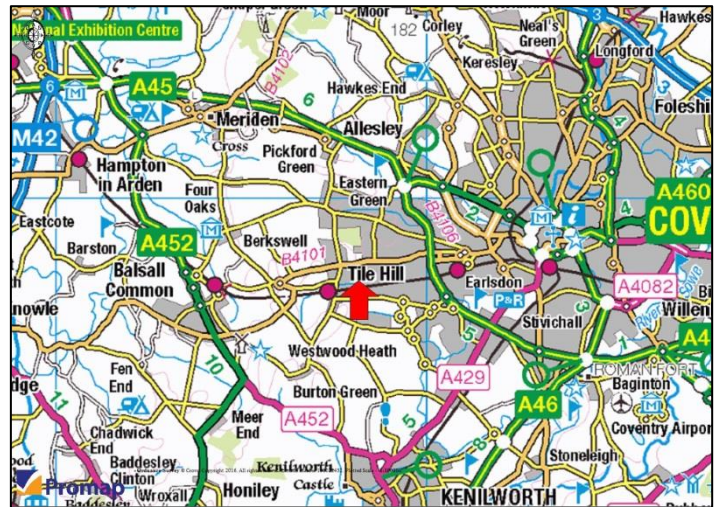
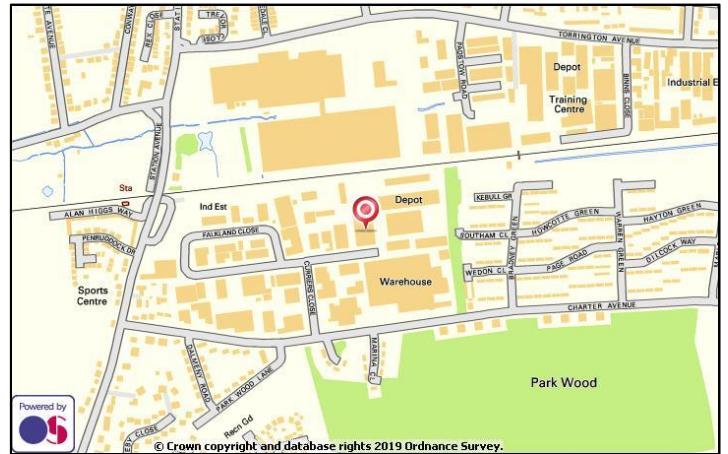
Viewing

Strictly by appointment with the sole agent:

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