



Kingfisher Court, Nuneaton, CV11 6GY

Loveitts
PART OF | SHELDON BOSLEY KNIGHT

£37,500 Per
Annum

- Modern industrial unit
- Office, WC and staff facilities
- 4,555ft²
- Excellent connectivity

Modern industrial/warehouse unit located within the popular Hemdale Business Park, Nuneaton. Offering excellent access to the A444, A5 and M6 motorway network, the property is suitable for a variety of industrial, warehouse, manufacturing and trade occupiers. Established commercial location with strong regional transport links throughout the Midlands.

Description

Comprising a modern industrial/warehouse unit situated within the established Hemdale Business Park, one of Nuneaton's premier commercial locations. The property is of modern steel portal frame construction with profile clad elevations and roof, providing warehouse accommodation suitable for manufacturing, storage, distribution, trade counter or light industrial uses, subject to any necessary consents. The unit benefits from roller shutter loading access, dedicated personnel entrance, office accommodation and on-site parking provisions. The wider Kingfisher Court development accommodates a range of industrial, engineering, manufacturing and commercial occupiers, creating a well-established business environment.

Location

The property is located at Kingfisher Court within Hemdale Business Park. The location provides excellent connectivity to the regional motorway network, with the A5 readily accessible to the north and the A444 providing a direct dual carriageway link to Junction 3 of the M6 motorway. The M69, M1 and M42 motorways are also within convenient reach, making the property well positioned for occupiers serving the wider Midlands region.

Accommodation

4555ft².

Services

The property is connected to electricity, water and drainage.

EPC

EPC Rating: B - 42.

Business Rates

The current rateable value is £33,000.

VAT

VAT is applicable for this property.

Legal Costs

Each party will be responsible for their own legal costs.

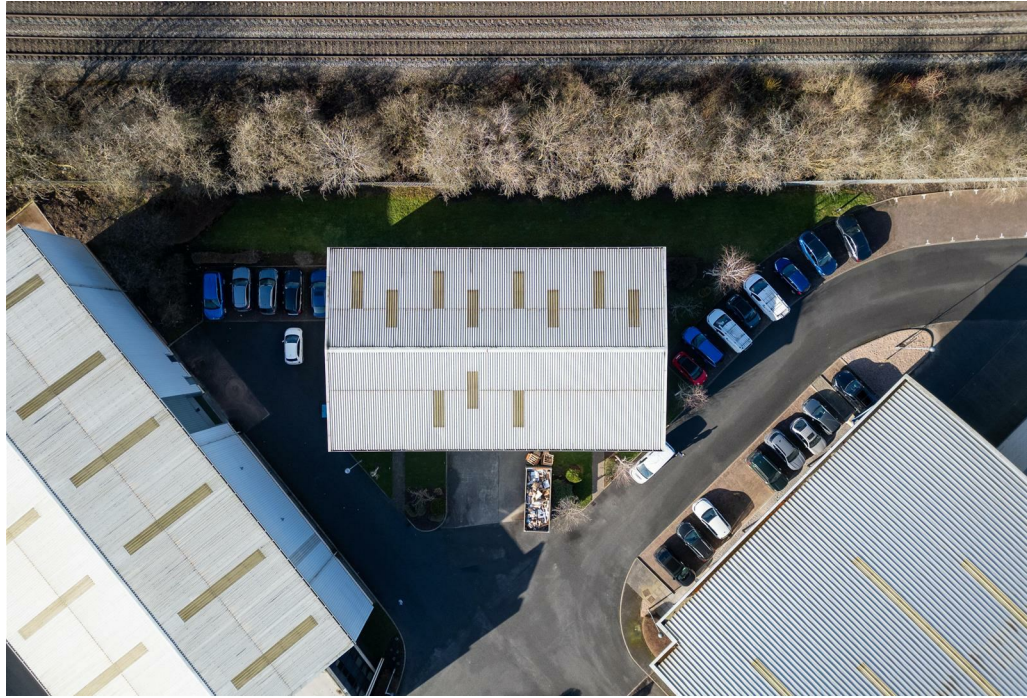
Viewing

To arrange a viewing please contact the commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2).

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



Map

