

OPENING DOORS SINCE 1843



Area
1216 sqft (112.97 sqm)



Rent
£13,200 per annum



Industrial
Modern Industrial /
Warehouse Unit



Parking
Forecourt Parking Area



Location
Favoured Industrial
Estate

TO LET

Binley Industrial Estate, 24 Herald Way, Coventry CV3 2NY

Location:

The subject property forms part of a small courtyard development of similar type units which includes a Dulux Decorators Centre premises and forms part of the favoured Binley Industrial Estate which lies on the eastern outskirts of Coventry approximately two miles from the city centre and adjacent to the Eastern By-Pass (A46)(T).

The A46 in turn provides excellent links to the Midlands Motorway Network including the M6/M69 to the north and to the M45/M1 and M40 to the south.

Description:

The property comprises a modern industrial / warehouse unit considered suitable for a variety of business uses (subject to any necessary consents) being located directly facing Dulux Decorators Centre and with a rear aspect onto the main Binley Industrial Estate thoroughfare.

The property is currently subject to an existing lease which will be extinguished to facilitate the proposed new letting.

Floor Area:

	AREA SQFT	AREA SQM
Workshop / Warehouse	1,216.00	112.97
TOTAL	1,216.00	112.97

Services:

Mains, water, drainage and electricity, both single and three phase are connected. No tests have been applied.

Rateable Value:

The current rateable value (1 April 2023 to present) is £7,700. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The property is available on the basis of a new full and insuring lease for a term of years to be agreed but a minimum 3 year term is sought at a commencing rental of £13,200 per annum.

A service charge will also be payable in respect of the maintenance of the communal areas of the development.

VAT:

All prices and rents mentioned in these details any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (March 2024) the Landlord had not elected to charge VAT on the rent.

Legal Costs:

The ingoing tenant will be responsible for the Landlord's and the existing tenant's legal costs incurred in this case, including the Stamp Duty payable on the counterpart lease and VAT as appropriate.

Property Documents:

Property Plan: [Click here](#)
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

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