

For Lease

Light Industrial



Angos House

10 Hammond Close, Attleborough Fields Ind Estate,
Nuneaton CV11 6RY

BROMWICH
ARDY

024 7630 8900

www.bromwichhardy.com

6,249 Sq Ft

£43,743 Per Annum

Key Features

- First-floor offices
- Ground floor workshop with standard ceiling heights
- Secure gated yard
- Roller shutter access
- Ample parking onsite
- W/C, Kitchens and breakout spaces



**Angos House, 10 Hammond Close, Attleborough
Fields Ind Estate, Nuneaton, CV11 6RY**



Location

Nuneaton is a well established commercial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The town benefits from its proximity to the M6 and M69 Motorways and regular rail services to London and the north.

The subject premises are located on Hammond Close, off Townsend Drive, the main road through the Attleborough Fields Industrial Estate which is an established industrial location, easily accessed off Nuneaton's Eastern Relief Road, the A4254, which links to the A444, approximately one mile to the west of Nuneaton, with the A5 Trunk Road approximately two miles to the north.

Description

Industrial unit with ground-floor workshop and first-floor offices. The site benefits from a secure yard. Ideal for small manufacturing or fabricating spaces with ample offices, kitchens and w/c on both floors. The property benefits from free on-street parking with staff parking located on the front.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	2,594	240.98
First Floor	2,572	238.94
Warehouse	1,083	100.61
Total	6,249	580.53

Tenure

The property is available on a lease to be agreed.

EPC

Available upon request.

VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

No service charge.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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07806 767 073
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Charlie Glover

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