

TO LET

HIGH QUALITY WAREHOUSE UNITS



UNDERGOING EXTENSIVE REFURBISHMENTS

19,483 sq ft
(1,810 sq m)

Units 4 & 5

Centrovell Industrial Estate
Caldwell Road, Nuneaton, CV11 4NG

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

TWO HIGH QUALITY WAREHOUSE UNITS UNDERGOING EXTENSIVE REFURBISHMENTS

KEY FEATURES



6.3m eaves



Additional roller shutter



New kitchen to be fitted



Excellent Parking



70 kVA to each unit

DESCRIPTION

Units 4 & 5 comprise two high quality warehouse bays, currently undergoing an extensive refurbishment programme. The works will include an additional roller shutter to unit 5, providing a total of two goods access doors to the building. The property will also benefit from redecorated office space, a brand new kitchen and refurbished WCs. The units are of steel portal frame construction and benefit from a large shared yard and parking area.

LOCATION

Centrovell Industrial Estate is strategically located on the southern outskirts of Nuneaton, less than half a mile from the A444 which links directly to Coventry. Junction 3 of the M6 motorway can be reached in under 10 minutes, providing connections across the country. Nuneaton town centre is less than a mile to the north.

TENURE

The property is available on a lease to be agreed.

ACCOMMODATION

Description	Sq ft	Sq m
Warehouse 4	8,687	807
Warehouse 5	8,407	781
Office 1	301	28
Office 2	205	19
Reception	172	16
Kitchen	65	6
First Floor Office	861	80
Total (GIA)	19,483	1,810

SERVICE CHARGE

Further information available upon request.

BUSINESS RATES

Rateable value: **£78,000**

Rates payable: **£42,588 per annum**

EPC

EPC B targeted.

VAT

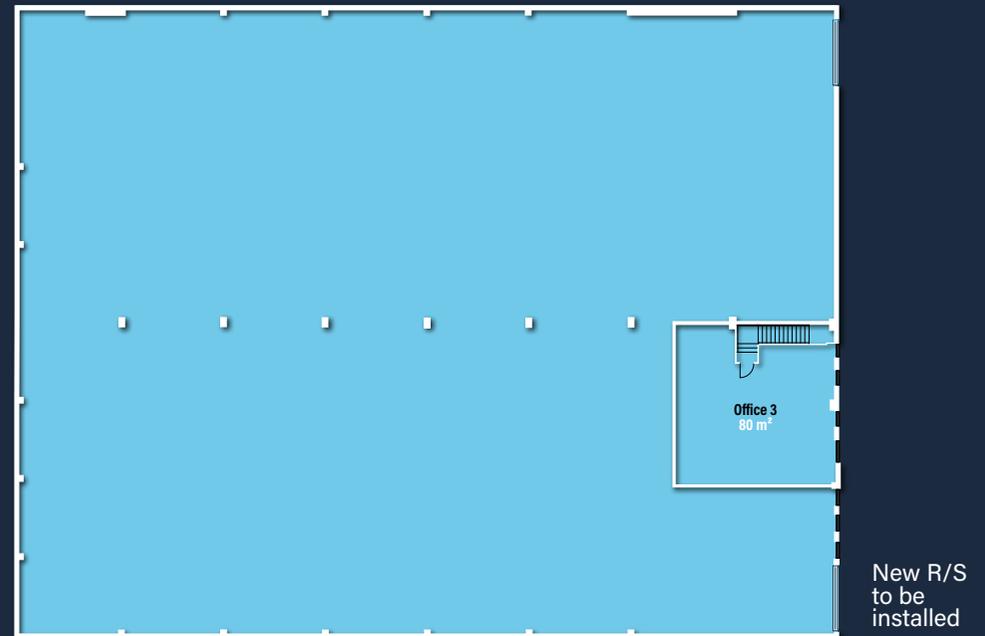
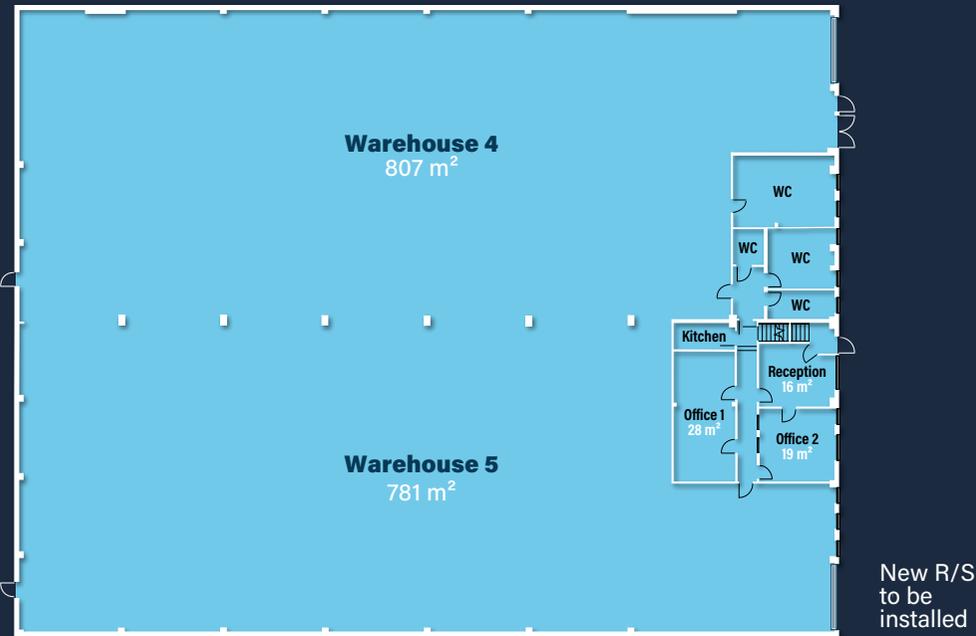
This property is registered for VAT (Value Added Tax).

LEGAL COSTS

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

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FLOOR PLANS



Ground Floor

Warehouses (total) 17,094 sq ft (1,588 sq m)
Offices (total) 506 sq ft (47 sq m)

First Floor

Office 861 sq ft (80 sq m)

19,483 sq ft (1,810 sq m)

CENTROVELL INDUSTRIAL ESTATE IS STRATEGICALLY LOCATED ON THE SOUTHERN OUTSKIRTS OF NUNEATON

VIEWING

By appointment through the sole agent.



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Misrepresentation Act 1967, Unfair Contract Terms 1977, The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. December 2024

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skills
coins
couch

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