



Industrial / Workshop Premises on Popular Estate

HIGHLIGHTS

- 2,149 sq ft GIA
- Minimum 3.70 m eaves height
- Electric roller shutter door
- Dedicated loading and parking
- City Centre location
- Immediately available

For further information please contact:

Sam Forster
07552 540 560
sam.forster@avisonyoung.com

Chris Hobday
07552 558 551
chris.hobday@avisonyoung.com

02476 636 888

Location

Napier Street Industrial Estate is located off Read street, to the east of Coventry City Centre.

The estate has good road connectivity, being within close proximity of Coventry City Centre via the inner-city Ring Road and is within 4 miles of Junction 3 of the M6 motorway.

The unit is accessible from both Read Street and East Street.

Description

The unit consists of traditional brick and blockwork construction under a shallow pitched metal truss frame roof.

Access to the unit is via the electric roller shutter door and separate pedestrian access. The unit benefits from a minimum eaves height of 3.70 m.

Externally the unit has a loading area and space for 2 parked cars. The estate also benefits from shared tenant parking.

Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of three years. Further details are available on application.

EPC

Details available upon request.

Accommodation

We set out below the approximate GIA floor areas:

Floor	Sq ft	Sq m
Warehouse	2,149	199.65
Total (GIA)	2,149	199.65

Service Charge / Management Charge

There is a service charge which covers the costs of maintaining the common parts of the estate.

Please also note that there is a standard additional management charge equivalent to 5% of the rent collected to cover the cost of the rent collection process.

Utilities

We understand the property is served by mains 3 phase electricity, water, drainage and gas.

Rates

The subject property has a rateable value of £11,750.

All enquiries regarding business rates are to be made to Coventry City Council Rating Department.

VAT

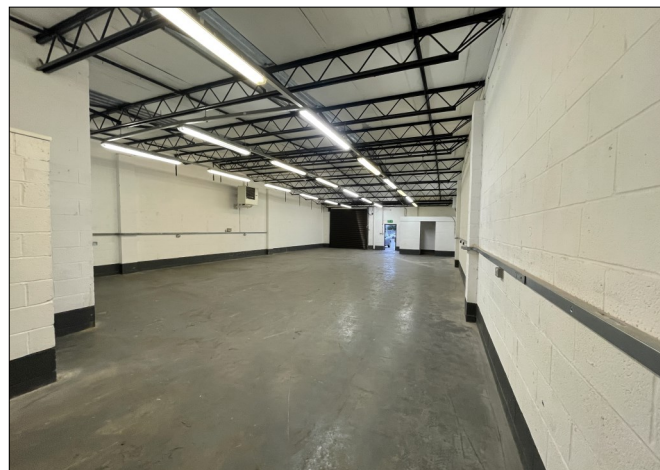
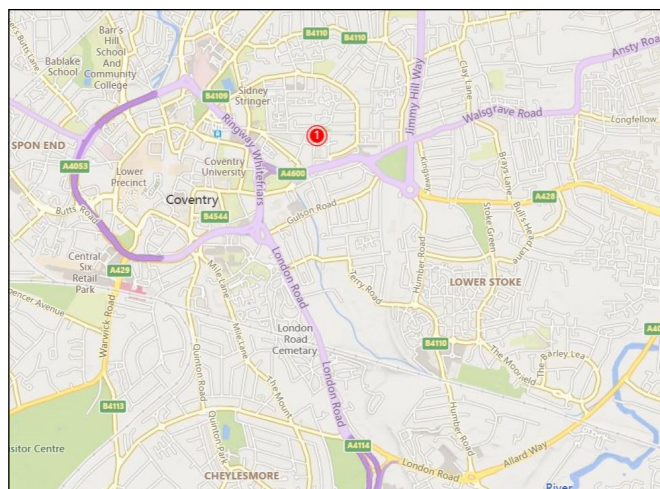
Rent is exclusive of VAT (which may be payable).

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

By prior appointment through the sole agent.



Visit us online
avisonyoung.co.uk

Orchard Court, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ

© Avison Young (UK) Limited. All rights reserved.

AVISON
YOUNG

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.