



Industrial / Workshop Premises on Popular Estate

HIGHLIGHTS

- 1,921 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:

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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	1,921	178.47
Total (GIA)	1,921	178.47

Service Charge / Maintenance 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 £11,250.

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

VAT

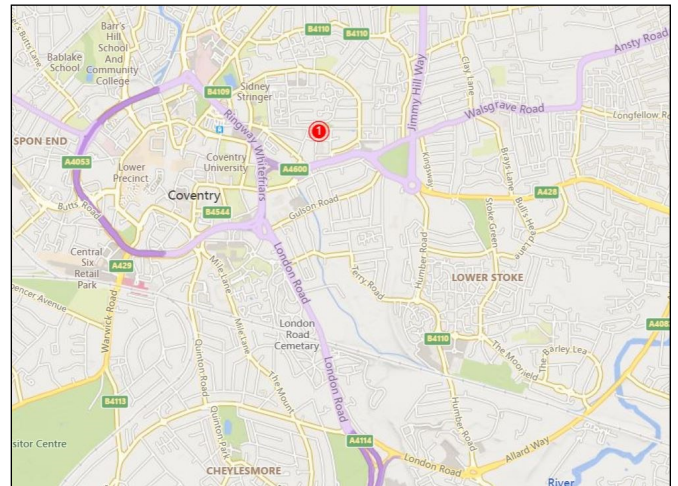
Rent is exclusive of VAT (which may be payable).

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
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