



ehB
Reeves
commercial property experts

To Let

Interconnecting Unit on Binley
Industrial Estate

2,368 - 4,736 sq.ft (220 - 440 sq.m)

Units 8 & 9 Herald Business Park, Golden Acres Lane, Coventry, CV3 2SY

Accommodation

The property is a mid terrace unit, constructed approximately 25 years ago, of traditional brick and blockwork insulated cavity wall construction. The roof is of profiled metal sheeting which is insulated on the under side. The eaves height is approximately 3.3m. Access to the unit is gained via a pedestrian door and a roller shutter door.

Location

Herald Business Park forms part of the large Binley Industrial Estate and is approached off Golden Acres Lane, close to the junction with Willenhall Lane.

The estate lies approximately 3 miles to the east of the city centre, next to the Coventry Eastern bypass which provides good road communications to the Midlands and national motorway networks.



Tenure

Available for a term to be agreed, subject to a minimum period of 3 years. The lease will be on a fully repairing and insuring basis.

Services

All mains services are connected, including 3-phase electricity. Heating to the workshop is by means of an overhead gas fired blower.

EPC

Unit 8: D 92

Unit 9: TBA

Planning

Class E, Formally B1 & B8

Rent

£20,200 per annum (for each unit) or £35,600 for both.

Rates

The rateable value for the current year is £35,750 (both units currently assessed as one unit).

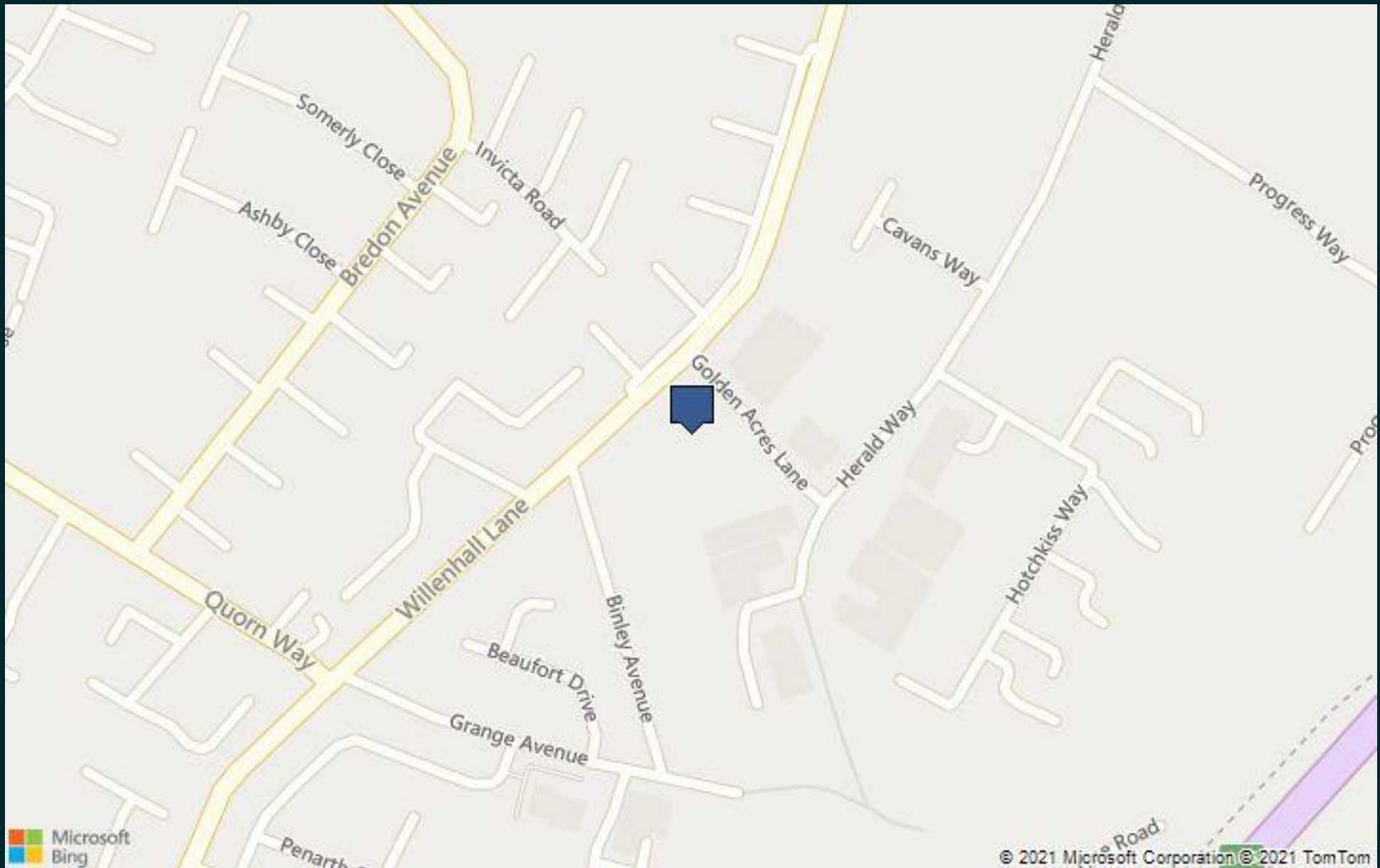
Legal Costs

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

Service Charge

A service charge is levied for insurance and the repair and maintenance of the roadway and landscaped common areas.





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