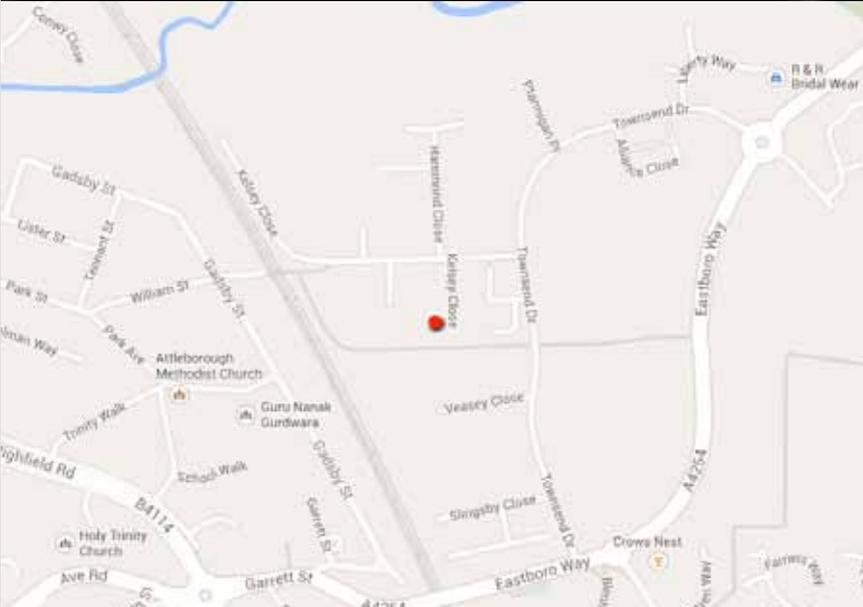


STEPHEN PARRY & COMPANY

cartwright

hands



TO LET

Net Internal Area: 952.81 sq. m. (10,256 sq. ft.)

Unit 1 The Quadrant, Kelsey Close, Attleborough Fields
Industrial Estate, Nuneaton, Warwickshire, CV11 6RS

**Modern flexible Industrial premises situated in highly regarded
terraced within established estate**

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 Kelsey 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

The property comprises industrial warehouse premises in a block of similar type properties fronting a spacious central yard. The unit is of steel portal frame construction with part brick built construction and part lined profile sheeting. The premises also benefits from Kitchen and W.C. facilities, mezzanine accommodation, 3 docking doors, a working eaves height of approximately 20' and a Roller Shutter Door of approximately 15' 7".

Accommodation

The property provides the following approximate dimensions and floor areas:

Ground Floor Footplate Area: 617.99 sq. m. (6,652 sq. ft.)

Mezzanine: 334.82 sq. m. (3,604 sq. ft.)

Gross Internal Area: 952.81 sq. m. (10,256 sq. ft.)

Terms

The property is available on a new internal repairing and insuring lease for a term of no less than 3 years. Substantial incentives available for qualifying covenants.

Rent

A commencing rental of £35,500 per annum exclusive.

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £32,000.

Prospective tenants are advised to make their own enquiries of Nuneaton & Bedworth Borough Council (Tel: 02476 376376) to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

EPC

A copy of the EPC is available for inspection.

Legal Costs

The ingoing tenant will be responsible for the landlord's solicitors costs incurred in connection with the lease.

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