

TO LET

Anker Court Nuneaton, CV11 6SD

Rent PA: £14,000

Area: 3,216 sqft (299 sqm)

- Modern Industrial/Warehouse Unit
- Office Included and Mezzanine Deck
- 5.5m (18') Eaves
- Forecourt Parking/Serviceing
- Popular Industrial Estate



LOCATION:

The property forms part of the favoured Attleborough Fields Industrial Estate on the eastern outskirts of Nuneaton and is easily accessed off Townsend Drive which connects with the A4245 Eastern Relief Road approximately 1¼ miles from the town centre.

The A4254 links the A47 and A5 trunk roads to the north of Nuneaton with the A444 at Coton Arches to the east of the town centre and the A444 in turn provides a speedy mainly dual carriageway link with the M6 Motorway at Junction 3 which is approximately 5 miles distant.

DESCRIPTION:

The property comprises a modern industrial/ warehouse unit with offices including at mezzanine level now available to lease and benefiting from front servicing with parking.

The property which is of modern portal frame construction, part brick and blockwork faced is finished with profile steel cladding to the upper elevations and similarly to the roof which is lined with Perspex roof lights incorporated.

Access to the workshop/warehouse space is via a two roller shutter doors.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Workshop/Warehouse	2,549	237
Mezzanine	667	62
TOTAL	3,216	299

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

Our understanding is that mains water, drainage and electricity (both single and three phase are connected to the property. No tests have been applied.

TERMS:

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed but a three year lease term is proposed initially (or longer would be available if required) and with a three yearly rent review if appropriate.

LEGAL COSTS:

Incoming tenant will be responsible for the Landlord's legal fees incurred in connection with the transaction including the Stamp Duty payable on the counterpart lease and VAT as appropriate.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these details (September 2018) the Landlord had elected to charge VAT on the rent.

RATEABLE VALUE:

The property is listed on the 2017 Rating List as having a Rateable Value of £14,250. The prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

EPC RATING: E

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **commercial@loveitts.co.uk**