

TO LET

Finch Way Nuneaton, CV11 6TQ

Rent PA: £115,000

Area: 17,861 sqft (1,659 sqm)

- Excellent Production/Warehouse Facility
- Two Storey Offices Incorporated
- 8.60m (28'3") Eaves
- Parking For 38 Cars
- Prominent Favoured Business Park Address



LOCATION:

The property occupies a prominent corner position fronting directly onto Nuneaton's Eastern Relief Road (the A4254 Eastboro Way) with further road frontages onto Hemdale and Finch Way on the fringe of the favoured Hemdale Business Park on the eastern outskirts of Nuneaton. Local occupiers include Sigma Components, Digraph, Bito Storage Solutions, XYZ Machine Tools, Advanced Diagnostics and Nutripack.

The location is particularly convenient for access to the A5 trunk road to the north of Nuneaton or alternatively for access via the A444 to the M6 Motorway at Junction 3 which is approximately five miles distant. The Nuneaton Town Centre itself is approximately 1.25 miles distant.

DESCRIPTION:

The property comprises a prominent detached warehouse building/production facility, with an excellent (8.6m - 28'3") eaves height and generous parking allocation (38 marked spaces) occupying a self-contained and fully serviced site with gated access to its two principal road frontages. Access is via two roller shutter doors at the front of the building. The unit otherwise benefits from gas-fired central heating and air conditioning to the office accommodation which is well proportioned and fitted out with a mix of overhead radiant gas heaters and air conditioning units also provided to the production/warehouse space.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor Production	13,093	1,216
Ground Floor Offices	1,346	125
First Floor Offices	3,422	318
TOTAL	17,861	1,659

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:

Mains water, drainage, gas and electricity (both single and three phase) are connected to the premises along with gas-fired central heating to the office element and there is a combination of overhead radiant gas heaters and ceiling suspended air conditioning units provided to the production/warehouse space. No tests have been applied.

TERMS:

The property is available on the basis of a new full repairing and insuring lease for a ten year term (with a three yearly rent review) at a commencing rental of £115,000 per annum (plus VAT).

LEGAL COSTS:

Both parties are responsible for their own legal fees in this case.

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 the Lessor had elected to charge lease on the rent.

RATEABLE VALUE:

The premises are currently rated along with Unit 1 Finch Way and so will need to be re-assessed for rating purposes.

EPC RATING: B

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk