

## TO LET

### Pioneer Units, Kelsey Close Nuneaton, CV11 6RS

Rent PA: £6,000

Area: 1,074 sqft (100 sqm)

- Two Interconnecting Industrial Units
- Attleborough Fields Industrial Estate
- About 5 Miles From The M6 (J3) Via A444
- Three Phase Electricity
- Forecourt Parking



## LOCATION:

The premises form part of a small development of similar style starter units, located on the fringe of Attleborough Fields Industrial Estate, easily accessed off Nuneaton's Eastern Relief Road (A4252), approximately 1.25 miles east of the town centre.

The A4254 connects in turn with the A444 at nearby Coton Arches, providing a dual carriageway link with the M6 Motorway at Junction 3, which is approximately 5 miles distant.

Nuneaton is the largest town in the Nuneaton & Bedworth Borough Council area with a borough population of 125,252 (2017 Census).

## DESCRIPTION:

The premises comprise two interconnecting industrial units of pre-cast concrete panel wall construction with a pitched profile sheet roof. The premises have an internal height to the apex of about 3.02m (9'11") with two access doors at the front (both about 3.32m (10'11") wide x 2.61m (8'7") high) and toilet facilities to each unit. There is also a central link/store area and forecourt parking.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Unit 4	501	47
Central Link/Store	77	7
Unit 6	496	46
<b>TOTAL</b>	<b>1,074</b>	<b>100</b>

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 and electricity (including three phase) are installed to the premises, subject to connection charges by the utility companies. No tests have been applied.

## TERMS:

The premises are available to let on a new tenant's full repairing and insuring lease for a term by agreement, but a three year lease is suggested or multiples thereof, subject to periodic review. The commencing rental will be £6,000 per annum exclusive.

## LEGAL COSTS:

The landlord uses the Law Society Standard Form of Lease at no cost to the tenant.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value (2017 List): £5,500. Please note this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the rateable value and amount of rates payable. Any enquiries regarding Small Business Rate Relief should also be directed to the Local Authority.

## EPC RATING: D

## CONTACT:

To arrange a viewing:

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