

TO LET

Unit 1 Roman Court, Roman Road Coventry, CV2 4JL

Rent PA: £5,200

Area: 402.00 sqft (37.35 sqm)

- Modern Workshop/Storage Premises
- With Offices And Staff Facilities
- Secure Yard
- Located Just Off Walsgrave Road (A4600)
- Approximately 3 Miles From The M6 (J2)



LOCATION:

The property lies in a convenient location just to the north of Walsgrave Road (A4600) and approximately 3 miles from the M6 (Junction 2). Access to the property is gained via a surfaced driveway at the side of 1 Roman Road, this also gives access to the rear of nearby houses and adjoining commercial property. The City Centre is about 1.5 miles distant to the west.

DESCRIPTION:

These purpose built two storey premises were designed to provide useful workshop/storage accommodation on the ground floor with administrative offices above. The building is set back behind a yard area which is enclosed by brick walling and secured by double gates. Constructed of cavity brick/blockwork with a pitched artificial slate roof, there are UPVC double glazed windows and a front roller shutter providing access to the main ground floor area. The property is considered suitable for a small builder or local tradesman requiring a base for their business. Prospective occupiers should of course rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	251.00	23.32
First Floor	151.00	14.03
TOTAL	402.00	37.35

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. A number of items including desks, chairs, etc, could be made available by the landlord, if required - further details on request.

SERVICES:

Mains water, drainage and electricity (including three phase) are understood to be installed to the premises, subject to connection charges by the Utility Companies. No tests have been applied.

TERMS:

The premises are available on a new tenant's full repairing and insuring lease for a term of three years or multiples thereof, subject to periodic review, at a commencing rental of £5,200 per annum exclusive.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (08/19) the landlord had not elected to charge VAT on the rent.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current Rateable Value is £2,950. Please note that 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. However, it is understood that occupiers qualifying for Small Business Rate Relief may not have to pay any business rates here currently.

EPC RATING: Exempt

CONTACT:

To arrange a viewing:

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