

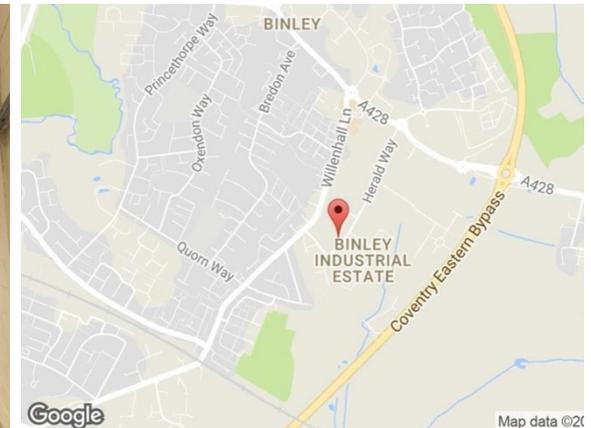
## TO LET

### Herald Way Coventry, CV3 2RQ

Rent PA: £9,500

Area: 1,216.00 sqft (112.97 sqm)

- Modern Industrial/Warehouse Unit
- Recently Refurbished Throughout
- Front Roller Shutter
- Forecourt Parking
- Favoured Industrial Estate



## LOCATION:

The subject property forms part of a small courtyard development of similar type units which includes a Dulux Decorators Centre premises and forms part of the favoured Binley Industrial Estate which lies on the eastern outskirts of Coventry approximately two miles from the city centre and adjacent to the Eastern By-Pass (A46)(T).

The A46 in turn provides excellent links to the Midlands Motorway Network including the M6/M69 to the north and to the M45/M1 and M40 to the south.

## DESCRIPTION:

The property comprises a newly refurbished industrial/warehouse unit considered suitable for a variety of business uses including a possible trade counter use, subject to any necessary consents, being located directly facing a Dulux Decorator Centre and with a rear profile onto the main Binley Industrial Estate thoroughfare.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Warehouse	1,216.00	112.97
<b>TOTAL</b>	<b>1,216.00</b>	<b>112.97</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 the letting.

## SERVICES:

Mains water, drainage and electricity, both single and three phase are connected. 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 six year lease term is suggested with a three yearly rent review.

A service charge will also be payable in respect of the maintenance of the communal areas of the development.

## LEGAL COSTS:

The ingoing tenant will be responsible for the Landlord's legal costs incurred in this case, 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 preparation of these details (July 2019) the Landlord had not elected to charge VAT on the rent.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:-  
Rateable Value: £7,500  
Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

## EPC RATING: E

## CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)