

TO LET

Boston Place Coventry, CV6 5NN

Rent PA: £22,000

Area: 5,210.00 sqft (484.02 sqm)

- Newly Refurbished Workshop Premises
- Front Office Accommodation
- Gas Heating Installed To Offices
- Useful Secure Gated Yard Area
- Established Industrial Estate



LOCATION:

The property is located on an established industrial estate in the Holbrooks area of Coventry on the northern outskirts of the city and are easily accessed off the B4118 (Lockhurst Lane) via Durbar Avenue.

Coventry City Centre is approximately 2 miles distant with the M6 (Junction 3) about 3 miles via the B4118/A444 (north-south road).

DESCRIPTION:

The property comprises newly refurbished workshop premises with offices considered suitable for a variety of business uses and benefiting from a useful secure gated yard/parking area alongside.

The working height of the unit varies from 3.74m (12'3") to 7.13m (23'4") allowing for the extension of the existing mezzanine deck.

There is a single roller shutter door for accessing the unit (3.17m wide x 3.42m tall - 10'5" wide x 11'3" tall) and the offices, kitchen and w.c. facilities benefit from newly installed gas-fired central heating.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Workshop	3,646.00	338.72
Offices	724.00	67.26
Mezzanine	840.00	78.04
TOTAL	5,210.00	484.02

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 property and a new gas-fired central heating system has been installed to the offices, kitchen and w.c. accommodation. 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 six year lease is suggested, subject to an upward only rent review at the end of the third year. The commencing rental will be £22,000 per annum.

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.

RATEABLE VALUE:

The 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