

## TO LET

### Sparkbrook Street Industrial Estate Coventry, CV1 5ST

Rent PA: £9,000

Area: 900.00 sqft (83.61 sqm)

- Self Contained Building
- B2 / B8 use
- Available on a new lease
- Three Phase electricity supply
- Eaves height of 13'



## LOCATION:

Sparkbrook Street is situated on the periphery of Coventry City Centre and is well located for all of the main arterial routes leading to the motorway networks. The area in general is predominantly residential however there are a range of industrial and storage uses within the immediate vicinity.

## DESCRIPTION:

The building is presented in very good condition and would suit a variety of uses. The main area has an eaves height of 13' and there is roller shutter access. The property benefits from a small office area. There are communal toilet facilities.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Warehouse	900.00	83.61
<b>TOTAL</b>	<b>900.00</b>	<b>83.61</b>

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

The premises are vacant.

## SERVICES:

The unit benefits from a water supply, three phase electricity and a gas supply.

## TERMS:

Available by way of a brand new Full Repairing and Insuring Lease for a term of five years. This lease will be excluded from the Landlord and Tenant act 1954 pt2. Please note that a tenant will be required to pay the first three months rental prior to documentation being issued. A six month rent deposit will be required upon completion. The buildings insurance is currently £218.61 per annum. The tenant will also be responsible for paying a fair proportion of the service charge and sinking fund. Currently the service charge is £2,029 per annum and sinking fund £455 per annum. Finally, there is a management charge which is 5% of the rent.

## LEGAL COSTS:

The potential tenant is to be responsible for any abortive legal costs in respect of the transaction to the value of £500 plus VAT 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](mailto:commercial@loveitts.co.uk)