

## TO LET

### Shilton Industrial Estate Coventry, CV7 9QL

Rent PA: £7,950

Area: 1,339.00 sqft (124.40 sqm)

- Industrial/Warehouse Unit
- Conveniently located for the M6/M69
- Gross Internal Area of 1339 sq.ft.
- Roller Shutter Door to Front
- Rental £7,950 per annum



## LOCATION:

The subject property forms part of a terrace of refurbished units and is situated on the Shilton Industrial Estate, which is accessed off Bulkington Road (B4029) close to the village of Shilton. The estate is well located being situated approximately seven miles from Coventry City Centre and five miles from Nuneaton. The M6/M69 and A46 intersection is within two miles, which provides excellent access to the national motorway network.

## DESCRIPTION:

The subject property comprises a refurbished mid-terrace industrial/warehouse unit with principally profile clad elevations and roller shutter access to the front.

The unit incorporates separate disabled/ladies and gents w.c. facilities, wash up, single office, intruder alarm and electricity supply.

The unit is considered suitable for a variety of industrial/warehousing uses (subject to obtaining any necessary consents) and benefits from forecourt parking.

Perspective occupiers should, however, 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
Unit 6	1,339.00	124.40
<b>TOTAL</b>	<b>1,339.00</b>	<b>124.40</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:

All mains services are understood to be installed to the building, subject to connection charges by the utility companies.

## TERMS:

The unit is available on a flexible basis for a term of years to be agreed, but subject to a minimum three year lease, at a commencing rental of £7,950 per annum plus VAT.

## 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: D

## CONTACT:

To arrange a viewing:

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