

OPENING DOORS SINCE 1843



Rent  
£9,000 per annum  
exclusive



Area  
1328 sq. ft.



Roller Door  
3.35m (W) x 2.83m (H)



Motorway Access  
Close to M6/M69

TO LET

8 Shilton Industrial Estate, Bulkington Road, Coventry CV7 9QL

## Location:

The subject property forms part of a terrace of refurbished units and is situated on the Shilton Industrial Estate, a gated site 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:

Unit 8 Shilton Industrial Estate comprises a mid-terraced, light industrial unit with small office/comms room, two w.c.'s at the rear and a kitchenette.

The unit is accessed from the front via a single door and additional roller shutter door with a fire escape door to the rear and benefits from forecourt parking with two/three spaces.

The property is vacant and would be suited to an established business looking to expand their premises. It is considered suitable for a variety of industrial/warehousing uses (subject to obtaining any necessary consents). However, no vehicle or automotive use would be considered.

Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor</b>	1,328.00	123.38
<b>TOTAL</b>	1,328.00	123.38

## Services:

Mains water and electricity are connected to the property subject to connection charges to the Utility Companies, and a telephone line is installed.

## Rateable Value:

The Rateable Value as at the 2017 List was £6,000. Please note that this is not the amount payable and all interested parties are advised to make their own enquiries in relation to Business Rates with the Local Authority.

## Terms:

Available by way of a new lease for a term of years to be agreed but subject to a minimum three year lease term at a commencing rental of £9,000 per annum exclusive.

In addition to the rent the incoming tenant will be responsible for payment of the annual insurance premium (currently £371.11 although some uses might vary the premium) and service charge to cover maintenance of the common areas of the estate.

## VAT:

VAT will be charged in addition to the rent at 20%.

## Legal Costs:

A contribution of £750.00 plus VAT towards the Landlord's legal costs will be required.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

