

UNIT 8, POOL ROAD

NUNEATON CV10 9AE



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Location

Pool Road Industrial Estate in Nuneaton is a well-established industrial location catering to a variety of business needs. The estate offers a range of light industrial units and warehouse spaces, making it suitable for manufacturing, storage and distribution purposes. It benefits from good transport connectivity, with easy access to major road networks, providing efficient links to regional and national markets.

The estate features practical amenities such as on-site parking, secure access, and flexible unit configurations to accommodate diverse operational requirements. It is close to local services as well as being situated in an area popular with commercial and industrial occupiers. It makes it an attractive option for businesses seeking a functional and accessible base in the Midlands.

Approximate travel distance



> **TO LET 2110 sq ft (196 sqm)** > **Warehouse and office space.** > **Prominent industrial Area** > **£16,000 per annum exclusive**

Description

This well-presented industrial unit offers a flexible combination of workshop, office and storage spaces arranged over two floors, making it ideal for a range of business operations. The ground floor features spacious workshop areas, a bright and modern meeting room and convenient toilet facilities. The first floor comprises multiple office suites, benefitting from air conditioning and a kitchen area, providing a comfortable working environment.

Externally, there are dedicated parking and loading areas, with secure roller shutter doors ensuring efficient access. Presented in good condition throughout, this unit represents an excellent opportunity for occupiers seeking functional and adaptable industrial space in a well-connected location.

Services

The unit is connected to mains services including electricity, water, and drainage. Prospective occupiers should make their own enquiries regarding the availability of gas, broadband, and three-phase power to ensure suitability for their operational needs

Rateable value

The current rateable value as of 1 April 2023 is £4,050.

Terms and service charge

The property is available on a fully repairing and insuring lease (FRI) subject to a minimum term of 3 years at a rent of £16,000 per annum exclusive. No service charge is applicable.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which is not applicable

Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property documents:

Property plan: [Click here](#)

EPC: [Click here](#)

Photos: [Click here](#)

Floor Area

Ground floor

1,168 sq ft 108.51 sqm

First floor

941 sq ft 87.42 sqm

Viewing arrangements

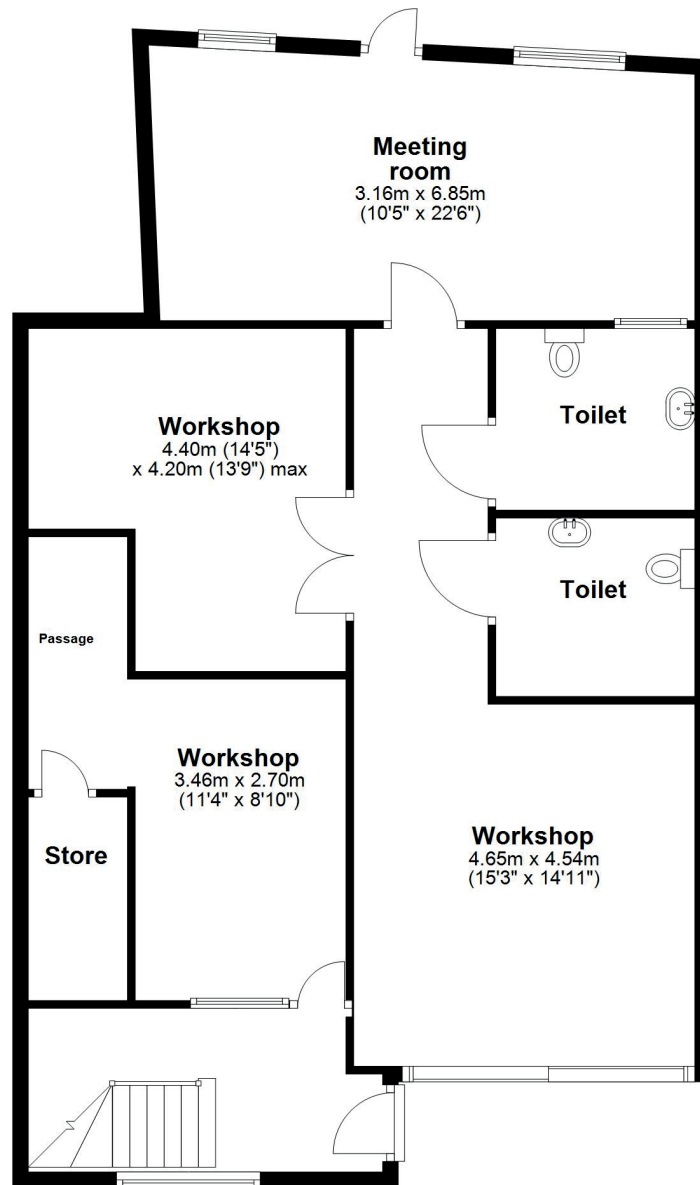
Phone: 024 7622 8111 (Option 2) **Email:** commercial@loveitts.co.uk





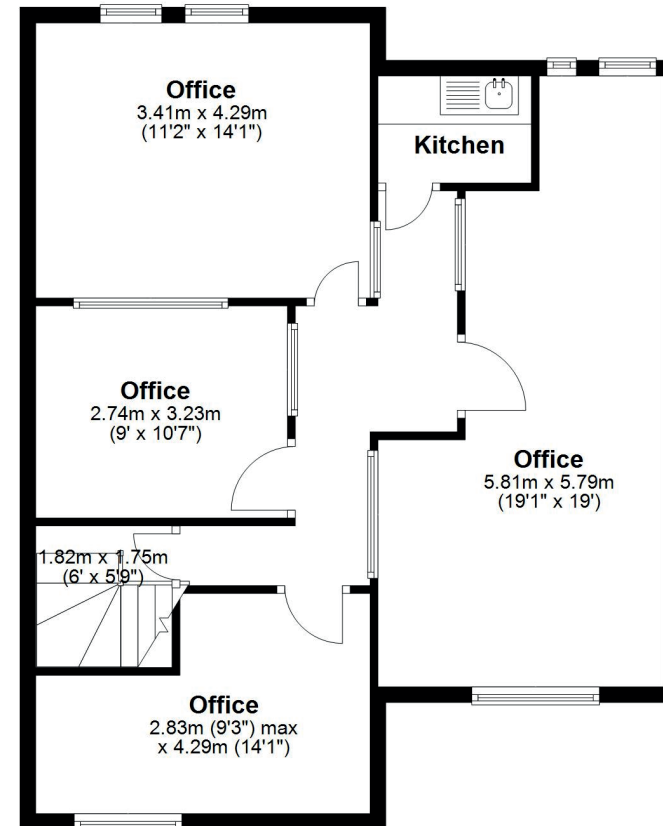
Ground Floor

Approx. 108.5 sq. metres (1168.4 sq. feet)



First Floor

Approx. 87.4 sq. metres (941.2 sq. feet)



Total area: approx. 196.0 sq. metres (2109.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.