

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Warehouse
Light Industrial
Warehouse



Offering
Freehold with Vacant
Possession



Area
Area: 1,074 ft² (99.8 m²)



Location
Central Industrial Estate



Price
Offers Over: £95,000

FOR SALE

4-6 Kelsey Close, Nuneaton CV11 6RS

Location:

The property is located within a well-established industrial area that is strategically positioned at the centre of the regional distribution network. It benefits from excellent connectivity, being approximately five minutes' drive from the A5 and around ten minutes from both the M6 and M69 motorways. The units are situated roughly 1.5 miles southeast of Nuneaton town centre and less than 10 miles from Coventry city centre.

Description:

The property comprises a single-storey industrial or storage unit of traditional brick construction with a shallow pitched roof clad in corrugated sheeting. The premises form part of a terrace of similar units, fronting onto a shared concrete yard suitable for vehicle access and parking. The front elevation features a pair of full-height metal loading doors, together with a smaller pedestrian access door.

Internally, the accommodation consists of a two separate open-plan workshop or storage areas, with a partitioned section forming an office or ancillary space. A separate WC compartment is accessed through an additional partition.

Floor Area:

	AREA SQFT	AREA SQM
Warehouse	1,074.00	99.78
TOTAL	1,074.00	99.78

Services:

The unit is connected to mains services including electricity, water, and drainage. Prospective purchasers 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 £7,400.

Terms:

Freehold for sale by private treaty at offers over £95,000 exclusive.

VAT:

The property is not elected for VAT.

Legal Costs:

Each party to pay their own legal fees.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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