

OPENING DOORS SINCE 1843



Area
1216 sq.ft. (112.97 sq.m.)



Rent
£12,000 per annum



Industrial
Modern Industrial
/Warehouse Unit



Parking
Parking Forecourt and
Area



Location
Favoured Industrial
Estate

TO LET

Binley Industrial Estate, 22 Herald Way, Coventry CV3 2RQ

Location:

The subject property forms part of a small courtyard development of similar type units which includes a Dulux Decorators Centre premises and forms part of the favoured Binley Industrial Estate which lies on the eastern outskirts of Coventry approximately two miles from the city centre and adjacent to the Eastern By-Pass (A46)(T).

The A46 in turn provides excellent links to the Midlands Motorway Network including the M6/M69 to the north and to the M45/M1 and M40 to the south.

Description:

The property comprises a relatively recently refurbished industrial/warehouse unit considered suitable for a variety of business uses, subject to any necessary consents, being located directly facing a Dulux Decorator Centre and with a rear profile onto the main Binley Industrial Estate thoroughfare.

The existing chiller unit within the premises is available to purchase if of interest or otherwise will be removed by the outgoing tenant.

Floor Area:

	AREA SQFT	AREA SQM
Warehouse	1,216.00	112.97
TOTAL	1,216.00	112.97

Services:

Mains water, drainage and electricity, both single and three phase are connected. No tests have been applied.

Rateable Value:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value: £7,500 Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms:

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed but a new six year term is suggested. The commencing rental will be £12,000 per annum exclusive.

A service charge will also be payable in respect of the maintenance of the communal areas of the development.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (June 2022) the Landlord had not elected to charge VAT on the rent.

Legal Costs:

The incoming tenant will be responsible for the legal costs incurred in this case, including the Stamp Duty payable on the counterpart lease and VAT as appropriate.

Property Documents:

Property Plan:

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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