



12 Liberty Way, Nuneaton, CV11 6RZ

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

£42,000 Per  
Annum

- New Lease Available
- Rateable Value: £47,000
- B2 and B8 Use Class
- EPC: E(117)

#### Description

Modern industrial/warehouse unit of blockwork construction beneath a shallow pitched roof, incorporating multiple full-height loading doors and a dedicated glazed showroom/customer entrance. The property benefits from a prominent frontage with robust elevations, integrated external lighting and signage positions, together with a forecourt providing on-site parking and servicing. The unit offers versatile accommodation suited to trade counter, storage, distribution or light industrial use, with good access for deliveries and operational requirements.

#### Location

The property is located within a well-established Attleborough Fields Industrial Estate 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 east of Nuneaton town centre and less than 10 miles from Coventry city centre.

#### Accommodation

Ground Floor: 3,907 ft<sup>2</sup> (363.0 m<sup>2</sup>)

First Floor: 1,071 ft<sup>2</sup> (99.5 m<sup>2</sup>)

Total Area (GIA): 4,978 ft<sup>2</sup> (462.5 m<sup>2</sup>)

#### Tenure

The property is available to let from May 1st on a Full Repairing and Insuring lease with an asking rent of £42,000 p.a. exclusive. The lease will be subject to a minimum term of three years

#### Services and Service Charge

The unit is connected to mains services including electricity (3-phase), gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband to ensure suitability for their operational needs.

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

#### Planning

Presently Class B2 and B8 as defined by the Town & Country Planning Act (Use Classes Order).

#### Viewing

To arrange a viewing please contact the Commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

#### Energy Performance Certificate

The property has an EPC rating of E(117).

#### Business Rates

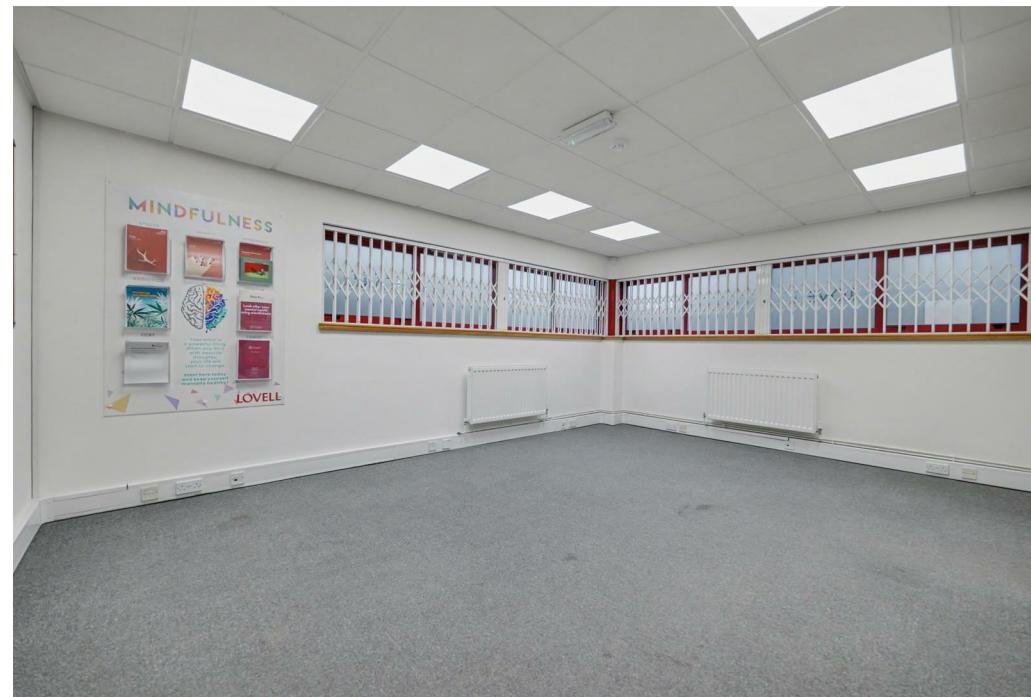
The current rateable value as of 1 April 2026 is £47,000.

#### VAT

VAT is not charged on the property.

#### Legal Costs

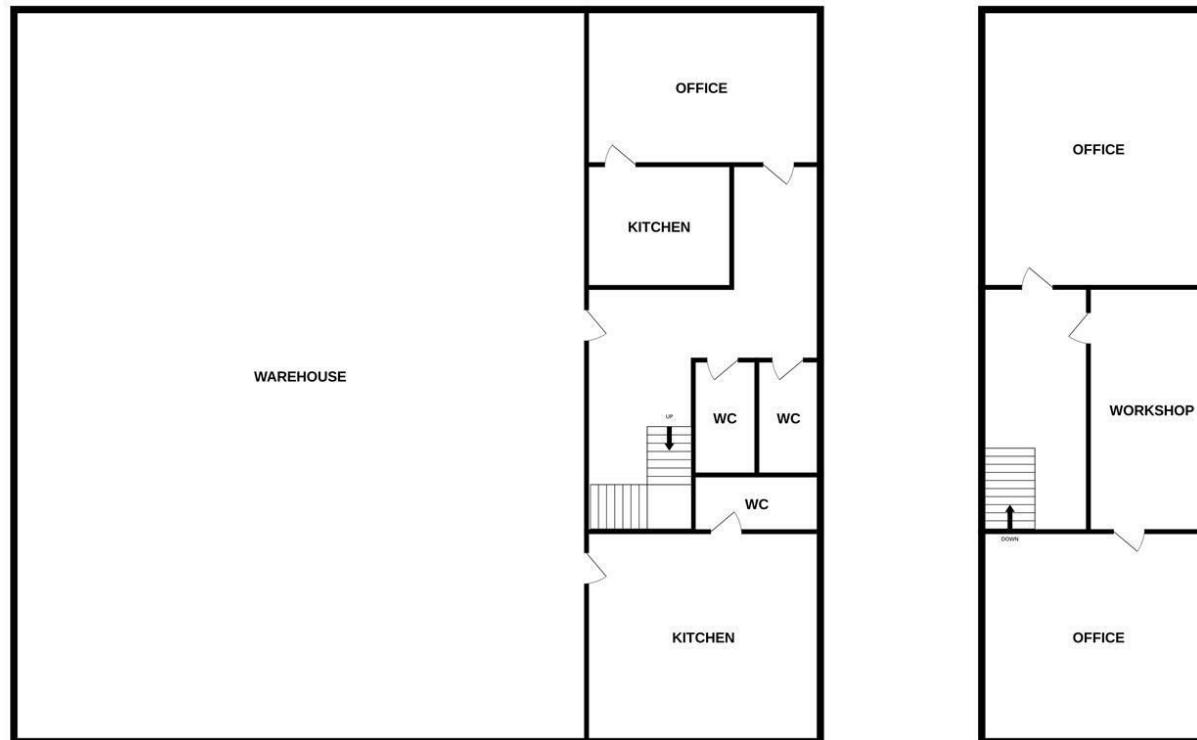
Each party is to meet their own costs.



# Plan

GROUND FLOOR  
3907 sq ft. (363.0 sq.m.) approx.

1ST FLOOR  
1071 sq ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 4978 sq.ft. (462.5 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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