

TO LET

UNITS 1 AND 2 EASTBORO FIELDS
NUNEATON, CV11 6GL



INDUSTRIAL/WAREHOUSE UNITS

10,544 sq ft (980 sq m) (Approx. Total Gross Internal Area)

- Popular industrial location
- Excellent parking provision
- 6.5m eaves height
- Racking to parts

LOCATION

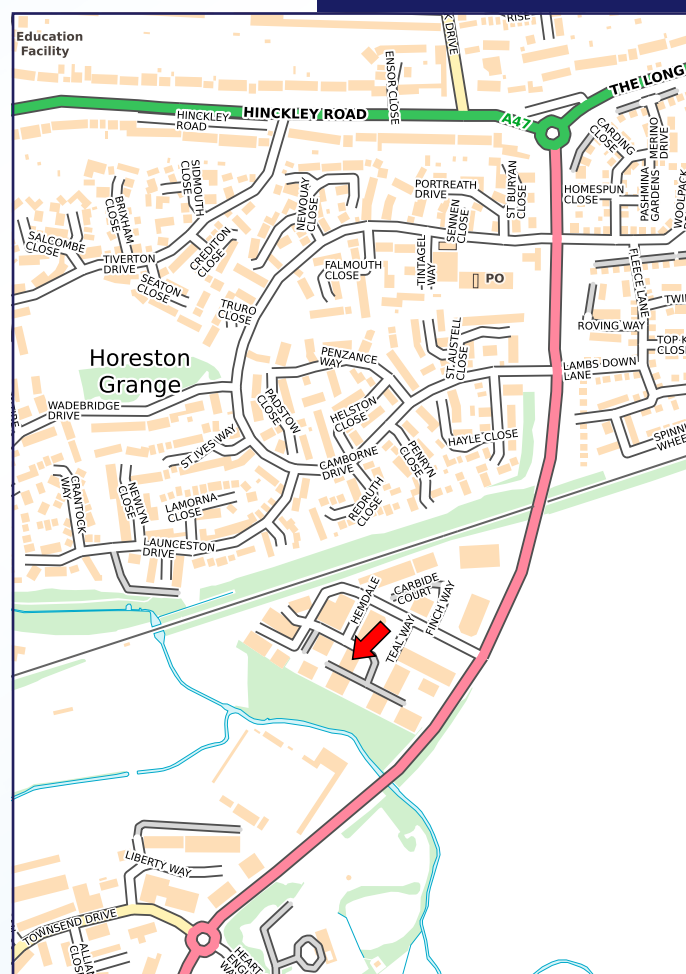
The property forms part of a small development of similar quality business units on the Hemdale Industrial Estate which is easily accessed off Nuneaton's Eastern Relief Road (the A4254) approximately 1.25 miles from Nuneaton town centre. The estate is well located for access to the A5 trunk road to the north of Nuneaton and also for access to the M6 Motorway at Junction 3 which is approximately 5 miles distant.



DESCRIPTION

The property comprises modern industrial warehouse building, divided into a racked warehouse and three workshops. To the front of the building are offices with kitchen and WC facilities. At first floor level, there is a mezzanine suitable for storage, and a series of offices suites. The unit has an eaves height of approximately 6.5m, gas blower heater in the workshop area and gas central heating in the offices. The building is accessed via two electric up and over doors, as well as pedestrian entrances. Externally, there is an ample designated car park with 24 marked spaces, with a yard area to the rear.

POSTCODE: C11 6GL



ACCOMMODATION

	SQ M	SQ FT
Warehouse	651.55	7,013
Offices	208.90	2,248
Mezzanine	119.12	1,282
TOTAL Approx. Gross Internal Area	980	10,544

TENURE

The property is available by means of a new full repairing and insuring lease upon terms to be agreed.

QUOTING RENT

£82,500 per annum, exclusive.

SERVICES

All mains services are connected including Three Phase electricity and gas-fired central heating together with part air conditioning installed to the offices. No tests have been applied.

BUSINESS RATES

2026 Rateable Value: £58,000

EPC

EPC Rating: D (92)

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



VIEWING Strictly via sole agents

Charles D'Auncey

charles.dauncey@harrislamb.com
07747 897 866

✉ info@harrislamb.com

Ashley Brown

ashley.brown@harrislamb.com
07887 503 851

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
4 Brindleyplace Birmingham B1 2LG
www.harrislamb.com

✉ info@harrislamb.com

SUBJECT TO CONTRACT Ref: G008144 Date: 09/26

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