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Reeves
commercial property experts

TO LET

Industrial/Warehouse Unit

2,951 sq.ft (274 sq.m)

Unit 2 Liberty Way, Attleborough Fields Industrial Estate, Nuneaton CV11 6RZ

Accommodation

A modern mid terraced unit constructed circa 1990s and is a traditional steel portal frame structure with brick elevations, blockwork internal skin and profile insulated steel corrugated roof with translucent roof lights. Windows are of mainly aluminium double glazing. A manual roller shutter door gives access to the main workshop/warehouse area. Eaves height is 5.87m (19ft 5") with a roof height to apex of 7.276m (23ft 10"). Mezzanine floor incorporating office space. Heating to the unit is via a gas fired blower heater.

External: Tarmac surfaced area for 6 car parking spaces. Concrete vehicular access to roller shutter entrance door.

Location

Liberty Way forms one of the more modern parts of the Attleborough Fields Industrial Estate to the south east of Nuneaton town centre, accessed off Eastboro Way which links through to the A5 and M69 motorway to the north and the A444 and M6 motorway to the south.

Tenure

The property is available by way of a new full repairing and insuring lease on multiples of three years.

Services

All mains services are connected including 3-phase power.

EPC E 122

Planning

Class E (formerly B1 and B8)

Rent

£17,000 per annum, exclusive of VAT, payable quarterly in advance.

VAT

VAT is applicable.

Rates

The rateable value for the current year is £17,250. The property qualifies for small business rates relief (subject to the status of the rates payer).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

SAT NAV: CV11 6RZ 



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For viewing arrangements, contact:

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