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VIEW ONLINE



MODERN INDUSTRIAL UNIT WITH OFFICES

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UNIT J PRINCES DRIVE, KENILWORTH, CV8 2FD

To Rent: £18,550 per annum 1,765 sq ft (163.97 sq m)

Description

The property comprises a good quality steel portal frame unit with breezeblock walls and brick and profile sheet outer skin. The unit has an eaves height of approximately 5m and roller shutter access to the side. At ground floor level the unit is currently set out to provide a full height workshop area, office, kitchenette and a WC. There is also a well presented open plan office at first floor level. The unit is accessible via a small yard area to the side elevation which is self contained behind a gate.

Summary

- Two secure yard areas
- Good parking provision
- Water & three phase power
- End of terrace unit
- Ideally located close to A46





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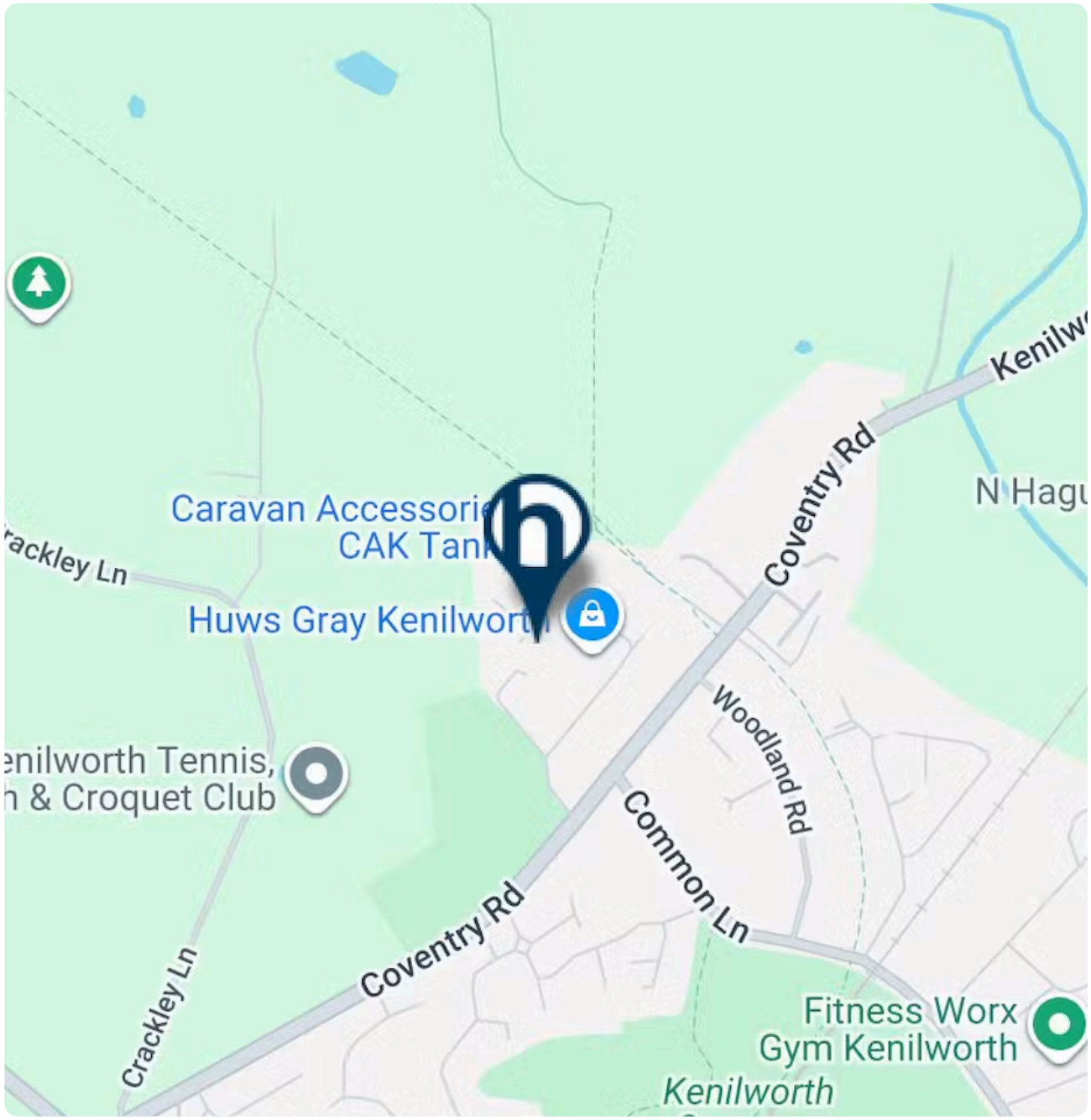
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Location

Princes Drive Industrial Estate is located just off the Coventry Road approximately 1 mile north-east of Kenilworth town centre.
Kenilworth itself is well placed with major business locations within the Midlands especially Coventry and Birmingham.

Route communications are good with easy access to the M6, M69, M1 and M40.

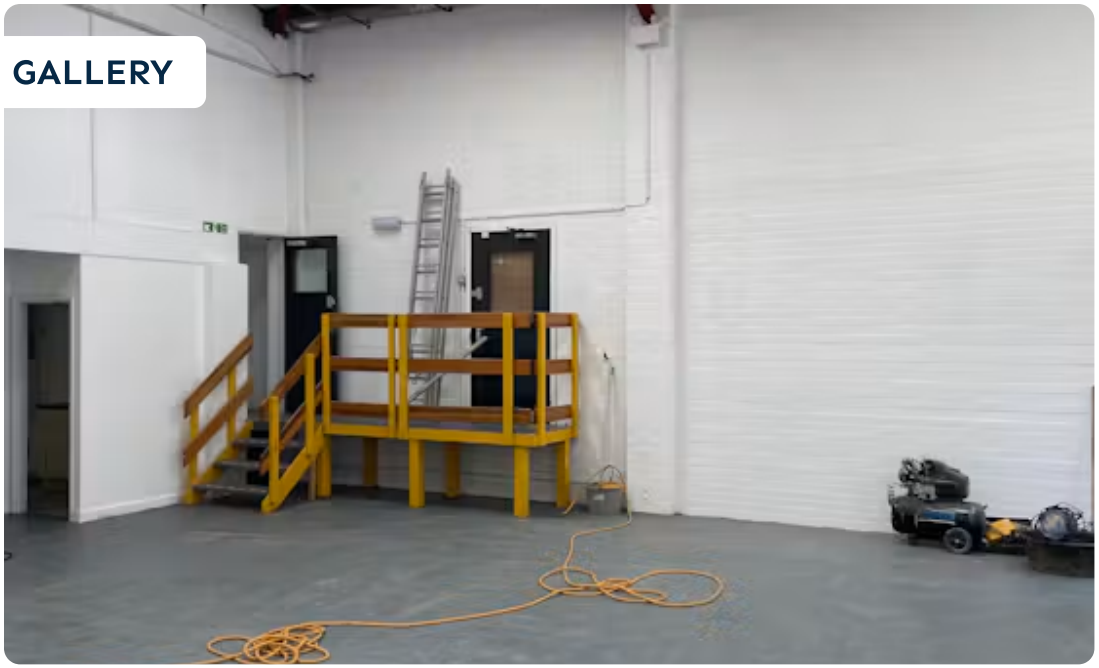


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GALLERY









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TERMS

Available by way of a new lease on terms to be agreed.

SERVICE CHARGE

There is no service charge in place. The landlord reserves the right to recharge expenditure for upkeep of the common parts on a proportionate basis.

RENT

£18,550 per annum

EPC

C (58)

VAT

Applicable

BUSINESS RATES

Rateable Value: £17,250
Rates Payable: £7,452 per annum

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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harvey.wells@bromwichhardy.com

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