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VIEW ONLINE

MULTI-LET INDUSTRIAL ESTATE



8 UNIT INDUSTRIAL INVESTMENT, COMMON LANE INDUSTRIAL ESTATE, COMMON LANE, KENILWORTH, CV8 2EQ

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For Sale: Offers in excess of £750,000

10,278 sq ft (954.86 sq m)

Description

The investment comprises a scheme of small industrial units plus one office building. The units are fully let, bringing in an annual rent roll of £40,950 and many of the tenants have occupied the estate for a number of years. The office building is located at the front of the estate, parallel to the estate road, with the remaining units being behind. The site benefits from a large car park in the centre of the estate, which provides ample parking for the occupiers. The units are exempt from EPCs and the exemption certificates are available on request.

Summary

- 8 units
- Popular industrial location
- Long-standing tenants
- Flexible leases (tenancy schedule on request)
- Rent roll of £41,485 per annum
- Large potential for rental growth
- Major development potential





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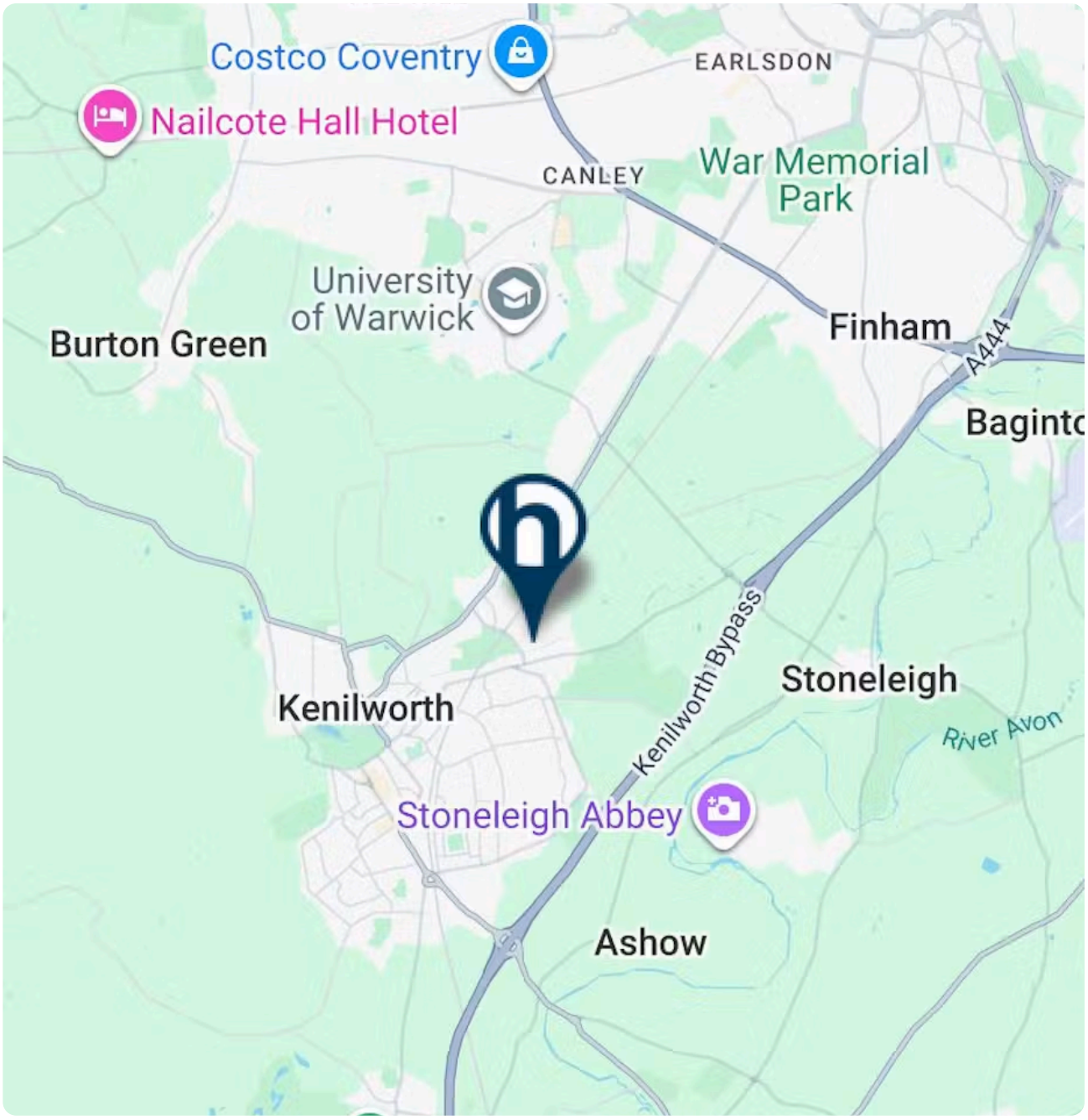
Location

Kenilworth is a popular industrial location, suffering from a lack of available units, particularly at the smaller end of the market. Common Lane Industrial Estate is a long-established business location, home to numerous reputable occupiers, and has been the home of the Alvis Car Company for many years. The estate is surrounded by residential areas.

Connectivity

- A46 (1.5 miles)
- Kenilworth (1.4 miles)
- Birmingham (13 miles)



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GALLERY









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TERMS

Available freehold under Title WK7276. Register and Title Plan available on request. The two parking spaces highlighted red on the main image are to be leased back to the vendor at a peppercorn rent.

VAT

Applicable

SERVICE CHARGE

£1 per sq ft
All tenants pay a service charge of £1 per sq ft.

LEGAL FEES

Each party to bear their own costs

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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