


BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

## UNITS 13A-D, PRINCES DRIVE, KENILWORTH, CV8 2FD

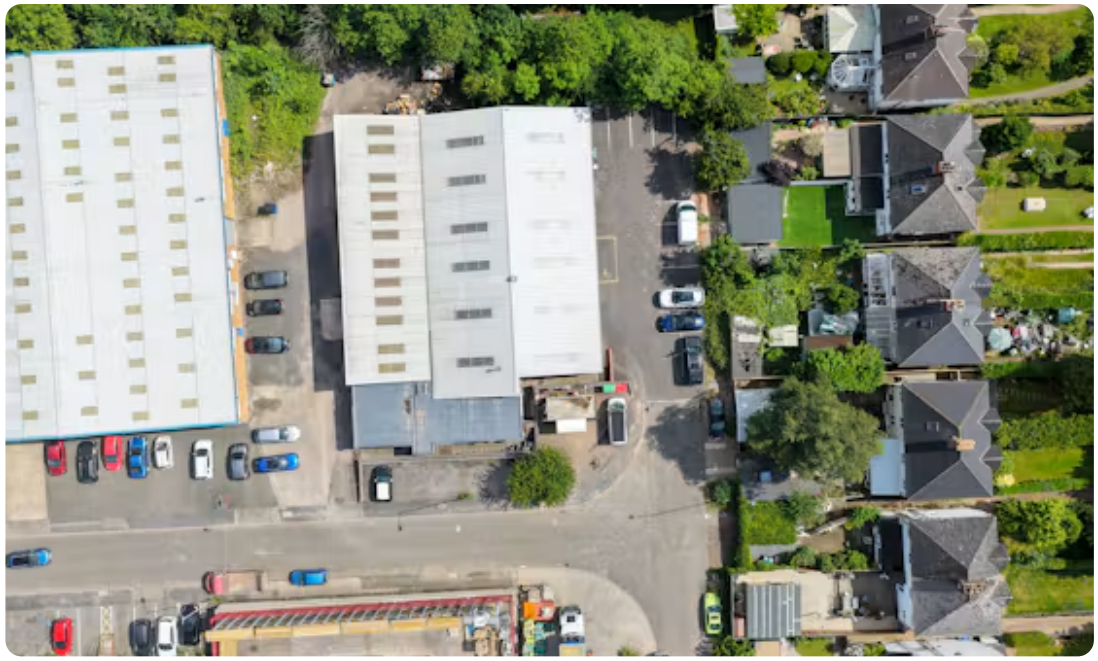
For Sale: Offers in excess of £750,000 8,065 sq ft (749.26 sq m)

## Description

The property comprises a brick-built block of four units. Units A,B & C are currently used as warehouses / workshops, while Unit D serves as an open plan office with mezzanine storage. Externally, there is ample parking and circulation space.

Each unit is occupied on a commercial lease, all of which are available on request. The total passing rent is £53,350 per annum exclusive, equating to a net initial yield of 6.75% at the quoting price of £750,000 (assuming purchaser's costs of 5.4%).

The EPC rating of each unit is as follows:
13A - B
13B - C
13C - C
13D - C
Copies are available on request.





## Summary

- Passing rent £53,350 per annum exclusive
- NIY 6.75%
- Opportunities for rental growth
- High-demand location
- Tenancy schedule available on request

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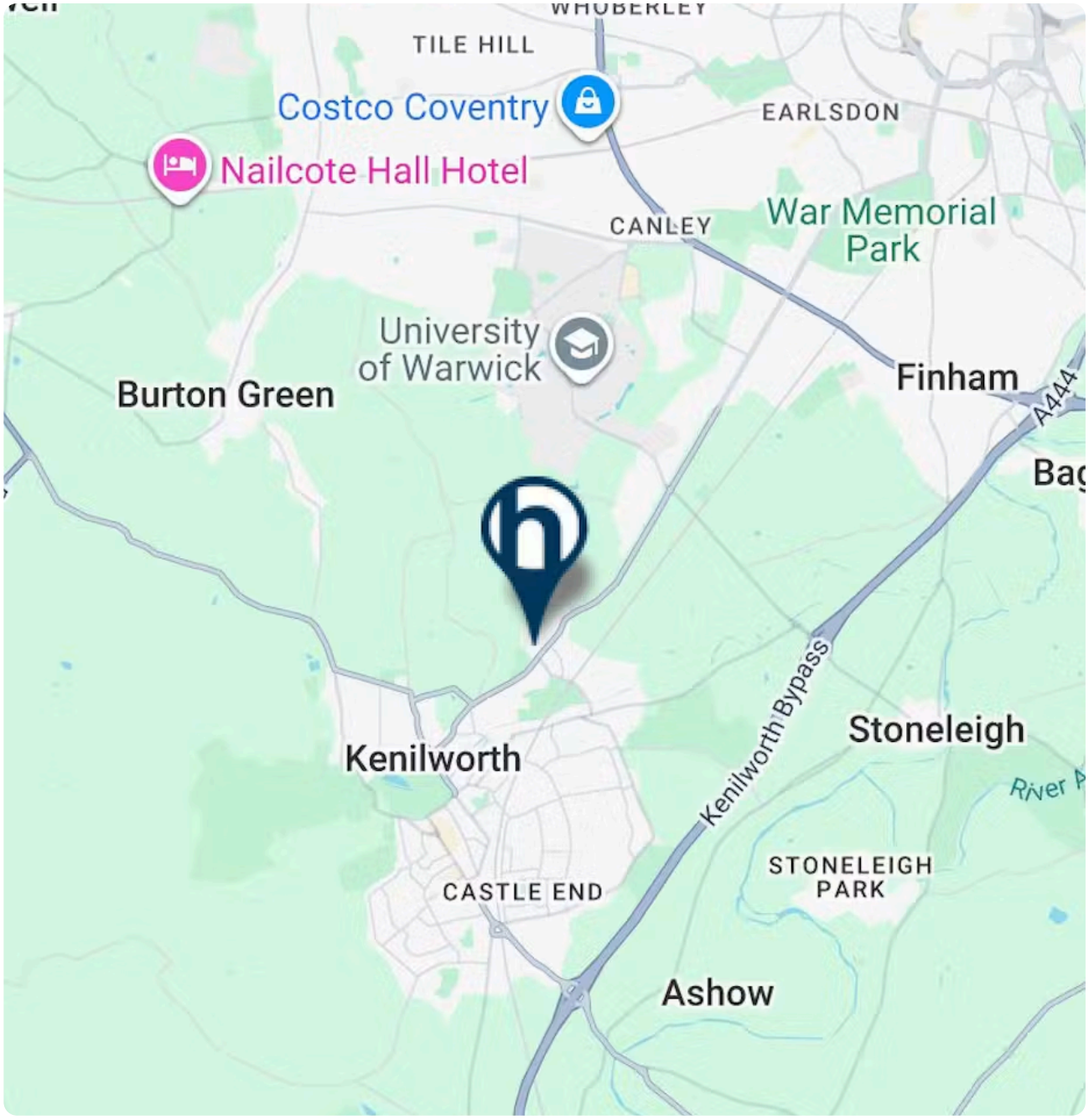
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## Location

The property is situated on the Princes Drive Industrial Estate, located off the A429 Coventry Road heading north-east out of Kenilworth towards Coventry. Princes Drive provides a premier industrial/ warehouse estate in Kenilworth with a mix of local and regional occupiers. Coventry lies approximately two miles to the north-east via the Coventry Road which provides links to Kenilworth Town Centre and also to the A46 dual carriageway via, for example, Stoneleigh Road nearby.

Kenilworth has experienced a prolonged period of industrial demand outweighing supply, due to a lack of construction in the area.




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## GALLERY













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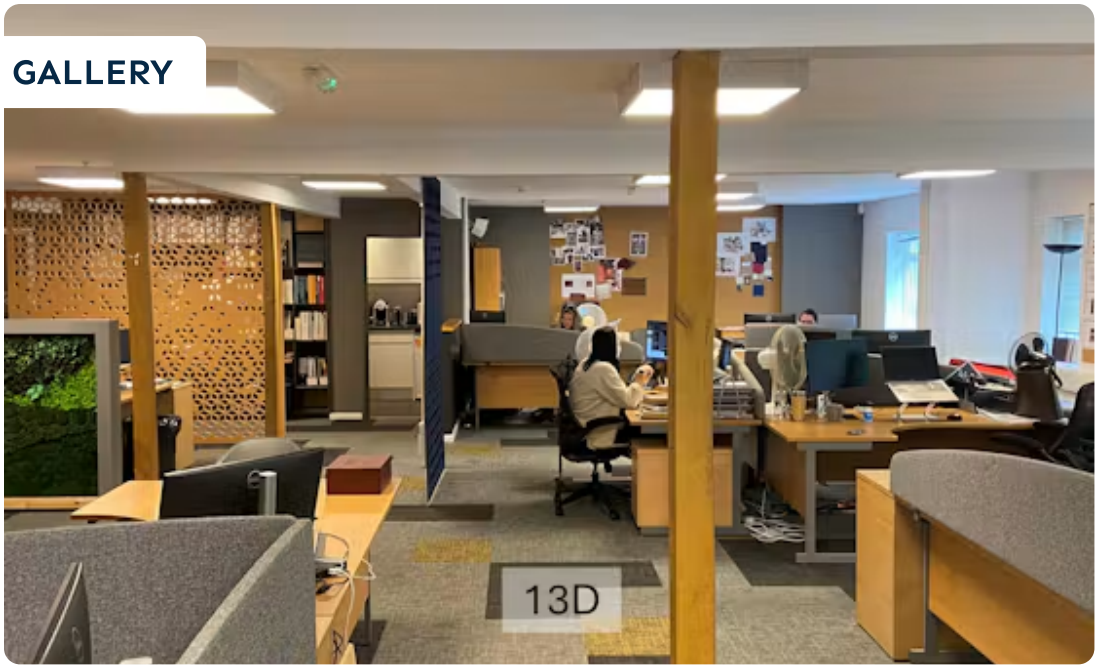


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## AVAILABILITY

| NAME | SQ FT | SQ M | RENT | AVAILABILITY |
|---|---|---|---|---|
| Unit - 13A & B | 2,512 | 233.37 | £17,600 /annum | Occupied |
| Unit - 13C | 1,825 | 169.55 | £13,250 /annum | Occupied |
| Unit - 13D | 3,728 | 346.34 | £22,500 /annum | Occupied |

## TERMS

The property is available freehold under Titles WK346467 & WK316662.

## VAT

Applicable.
Sale may qualify as a TOGC.

## SERVICE CHARGE

n/a

## 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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