

Units 1, 2 & 3 Serton Court
Attleborough Fields Industrial Estate
Nuneaton
CV11 6RT

ehB
Reeves

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

tel: 01926 888181
email: info@ehbreeves.com

www.ehbreeves.com



For Sale/To Let

Industrial/Warehouse Units

- 4,618 sqft. (429 sq.m.) to 15,105 sq.ft. (1,403 sq.m.) GIA
- Secure Yard and Car Parking
- Offices and Welfare Accommodation
- Two Roller Shutter Doors
- 3 Phase Electricity

Interested in
this property?

Contact

Robert Hawkins

01926 888181
robert@ehbreeves.com



Location

The property is located on Veasey Close, at its junction with Townsend Drive. The unit is positioned in a prominent location at the centre of Attleborough Fields Industrial Estate. The industrial estate is easily accessed off Nuneaton's eastern relief road (A4254), approximately 1.25 miles east of the town centre.

The A4254 connects in turn with the A444, providing a dual carriageway link with the M6 motorway at junction 3, which is approximately 5 miles distant.

Nuneaton is the largest town in the Nuneaton and Bedworth Borough Council area with a borough population of 125,252 (2017 census).

Description & Accommodation

The subject property forms part of Serton Court, a terrace of four Industrial / Warehouse Units. It is fenced and gated with a large concrete shared yard and the units are accessed via an office block to the front and two roller shutter doors.

The accommodation can be split to offer Units 1 & 2 - 10,487 sq.ft. (974 sq.m.) and Unit 3 - 4,618 sq.ft. (429 sq.m.) or can be taken as a whole 15,105 sq.ft. (1,403 sq.m.).

The landlord will undertake substantial works to the building prior to a new tenant taking occupation and a copy of this schedule of these works is available upon request.

Accommodation

Units 1 and 2

10,487 sq.ft. (974 sq.m.)

(Including Office Block with Entrance Lobby, Offices, Kitchen and WC's approximately 1,604 sq.ft.)

Unit 3

4,618 sq ft. (429 sq.m.)

(including Offices measuring approximately 150 sq.ft. and WCs)

Total Gross Internal Floor Area excluding any mezzanine:

15,105 sq.ft. (1,403 sq.m.) approximately

Services

All mains services are connected but have not been tested.

Planning

The Planning Department at Nuneaton and Bedworth Borough Council have confirmed that the use of the building is B2 General Industrial. The building is however, considered suitable for other industrial uses subject to the necessary planning consents. Interested parties are advised to make their own enquiries on 024 7637 6327.

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed between the parties, or could be available for sale freehold.

Rent: £5.75 per sq ft exclusive of VAT.

Price: £1.1million

Rates

Unit 1 & 2 - The rateable value under the 2017 list is £46,500

Unit 3 - The rateable value under the 2017 list is £17,000

The current uniform business rate (2019 - 2020) is 50.4p in the pound.

Service Charge

To be confirmed.

Units 1, 2 & 3 Secton Court
Attleborough Fields Industrial Estate
Nuneaton
CV11 6RT



EPC

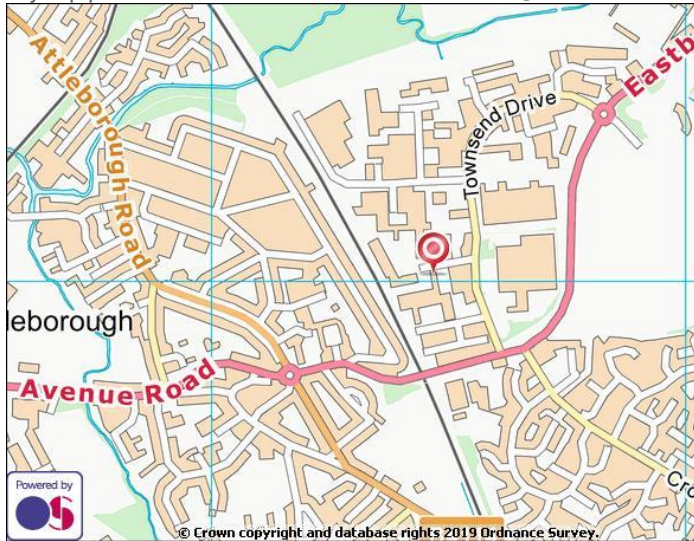
D 76 - 100 (Units 1 - 4)

Legal Costs

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

Viewing

By appointment with ehB Reeves 01926 888181.



Units 1, 2 & 3 Secton Court
Attleborough Fields Industrial Estate
Nuneaton
CV11 6RT

