

## TO LET

## INDUSTRIAL/WORKSHOP UNIT ON POPULAR ESTATE

Unit 21 Ptarmigan Place, Attleborough Fields Industrial Estate, NUNEATON CV11 6RX



**2,373 SQ FT (220.46 SQ M) GIA**

- Popular industrial/trade location with good access to M6 (J3) and the A5
- To be refurbished prior to occupation
- Inclusive parking and loading access
- Quality mezzanine with offices

## Location

The property is located in Nuneaton which is approximately 8 miles north of Coventry and 4 miles north of the M6 (J3) via the A444 dual carriageway. The Attleborough Fields Industrial Estate is located just 1 mile east of Nuneaton Town Centre. In addition to the M6, the A5 and M69 are adjacent to the town and on its northern and eastern boundaries respectively.

The Attleborough Fields Industrial Estate is a popular Estate amongst local companies with a range of occupiers housed in a mix of small to medium sized units, along with a number of trade counter occupiers.

## Description

The property comprises a mid-terraced industrial workshop unit of steel framed construction, surmounted by a mono pitched PVC corrugated steel sheet roof with inset roof lights.

The property benefits from an eaves height of approximately 5.5m (18') and a maximum working height to the rear (should the mezzanine be removed) of circa 6.5m.

Internally the property has been fitted out with a mezzanine floor which occupies approximately two thirds of the buildings footprint. Underneath the mezzanine the area has a clear height of 2.6m (8'6") and benefits from a mixture of fluorescent and LED lighting. In addition, the unit has a small kitchen and WC with hand wash basin. Two small offices have been installed atop the mezzanine area.

Heating is provided by a free standing Powrmatic gas fired warm air blower. Access is from both a personnel door and a roller shutter door (approx 3.1m wide x 3.85m high).

Externally there is parking for circa 3 cars, together with an access area to the loading door.

## Accommodation

	sq m	sq ft
Ground Floor:	137.37	1,479
First Floor Mezzanine:	83.05	894
inc Offices:	15.91	171
<b>TOTAL GIA:</b>	<b>220.46</b>	<b>2,373</b>

## Rent

**£11,950 per annum**

## Tenure

Occupation is available by way of a new FRI lease for a term of years to be agreed.

Alternatively, our client can offer the assignment of their existing Lease which runs for approximately 3 years.

## Service Charge

A Service Charge will be payable towards the cost of upkeep, repair, maintenance and management of the Estate. Further details are available on request.

## Energy Rating

C71. EPC available upon request.

## Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has the following Rateable Value:

Workshop and premises £8,200

Single premises occupiers will therefore likely benefit from Rates Relief.

## VAT

Holt Commercial understand that VAT will be payable on the rent.

## Legal Fees

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

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**CHRIS HOBDAY**

**024 7655 5180**  
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