HOLT.
COMMERCIAL

TO LET

CENTRALLY LOCATED WORKSHOP/INDUSTRIAL UNIT

1.10 Arches Industrial Estate, Spon End, COVENTRY CV1 3JQ

672 SQ FT (62.43 SQ M) GIA + Mezzanine 147 SQ FT

- Self contained workshop unit with parking
- Well managed Industrial Estate
- Additional storage compounds available by separate negotiation
- Located within close proximity of Coventry City Centre

RICS

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Location
Unit 1.10 is situated on the Arches Industrial Estate which is accessed from the B4101 Spon End, adjacent to the landmark Spon End viaduct where it crosses the River Sherbourne.

The Estate is situated close to the Coventry City Centre ring road giving access to Junction 7 from the west side of the City Centre.

Specifically the unit is located to the rear of the Estate and up the short ramp to the left.

Description
Unit 1.10 provides a mid-terrace brick built industrial premises primarily over a single floor.

Internally the unit benefits from a partitioned rear office, WC facilities, inset LED lighting, three phase power and mains gas. Additionally there is a generous eaves height (4.5 m) and additional storage mezzanine to the rear. Access to the property is by way of a roller shutter and additional personnel entrance.

Externally, there are two parking spaces to the front of the unit. Additional parking/compounds can be let by way of separate agreement.

Accommodation

	sq m	sq ft
Ground Floor Warehouse inc Office:	58.39	629
Ancillary:	4.02	43
TOTAL:	**62.43**	**672**

There is an additional basic mezzanine of 13.66 sq m (147 sq ft).

Rent
£7,000 per annum exclusive.

Tenure
The premises are available on a new effective full repairing and insuring lease for a minimum term of 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
TBA. 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 £3,100

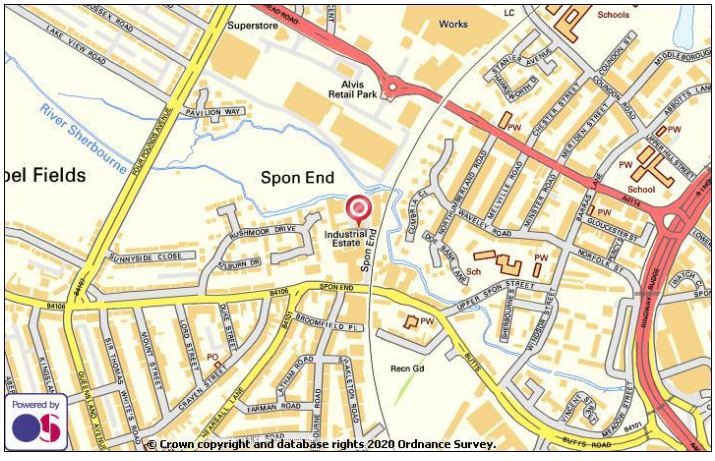
The property therefor falls under the threshold at which Rates become payable for single premises occupiers.

VAT
The rent is quoted exclusive of VAT which we understand is not payable.

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 **024 7655 5180**
CHRIS HOBDAY **chris@holtcommercial.co.uk**



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