

## TO LET

## INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES AND MEZZANINE

Unit 3 Marshbrook Close, Aldermans Green Industrial Estate, COVENTRY CV2 2NW



**5,760 SQ FT (535.159 SQ M) GIA**

- Located on a popular and well managed Industrial Estate
- Demised parking and additional extensive communal car parking
- Located within close proximity to J2 & J3, M6
- Available for immediate occupation

### Location

The property is located approximately 4 miles to the north east of Coventry City Centre in the suburb of Aldermans Green. Local occupiers on the Estate include George Wilson Industries, Becketts Foods and Slam Recycling.

The location offers good links to the regional and national road networks including the M6, M69 and M1. The City Centre is approximately a 15 minute drive.

Specifically the unit is located on Marshbrook Close which is immediately east off Dutton Road. Unit 3 sits at the midpoint along the left hand parade of units as you enter from the main gates.

### Description

Unit 3 offers a mid-terraced industrial unit of traditional steel portal frame construction under a pitched roof. The walls are a combination of brick and block construction with cladding continuing to parts of the front and rear elevations.

The majority of the Unit provides open plan warehousing with additional ground and first floor offices/reception and a portion of mezzanine floor.

The unit benefits from mains three phase electricity, gas, water and drainage. Heating is by way of dual gas blower heating and lighting by way of translucent roof lights and fluorescent tube lighting. The eaves height is circa 5.25 metres. Access to the premises is by way of a concertina sliding shutter door.

The property has 4 car parking spaces immediately to its front plus use of the large communal car park.

### Accommodation

	sq m	sq ft
Warehouse	403.65	4,345
Ground Floor Office	30.82	332
First Floor Office	30.65	330
Mezzanine	70.03	757
<b>Total GIA:</b>	<b>535.15</b>	<b>5,760</b>

### Rent

**£29,000 per annum exclusive.**

### Tenure

The premises are available on an effective Full Repairing and Insuring Lease for a minimum of 3 years.

### Rateable Value

Warehouse and premises: £20,250

### Energy Rating

D90. EPC available upon request.

### VAT

The property is not elected for VAT and therefore will NOT be payable on the rent.

### Management Charge

Please also note that there is a standard additional Management Charge of 5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

### Estate Service Charge

The Council will maintain the common parts of the Estate and recover costs via a Service Charge. Additionally, a contribution will be payable towards the Estate Sinking Fund. Costs for the current year available upon request.

### Insurance

Tenant will be responsible for reimbursing the Landlord for the cost of insuring the building. Cost for the current year available upon request.

### Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction. Abortive fees may be payable.

### Viewing

Strictly by appointment with the joint agents:

### HOLT COMMERCIAL

024 7655 5180

CHRIS HOBDAY

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