



Wareing & Company
Commercial Property Experts

TO LET

Modern Industrial /
Warehouse Unit
Available
Immediately by
way of Assignment.



Unit 2, Plot 3040, Siskin Parkway East, Middlesbrough
Business Park, Coventry, CV3 4PE

26,393 sq ft (2,452m²)
Rent ex. VAT **£242,000 p.a.**

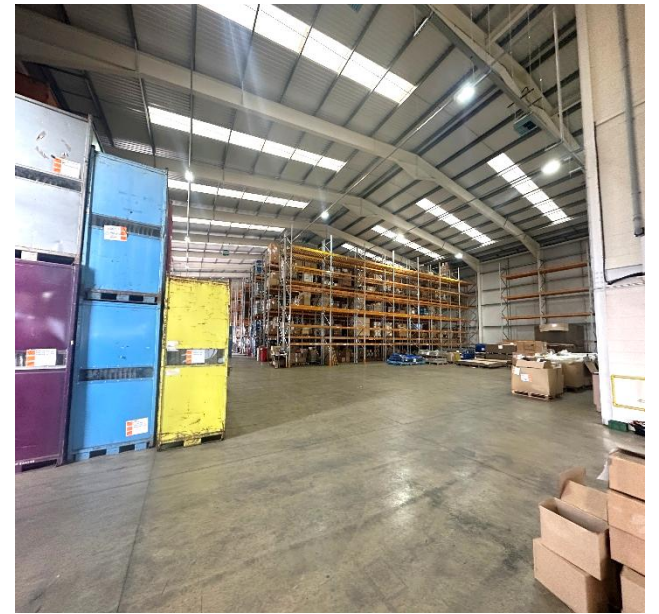


Property Highlights

- » Modern Industrial / Warehouse Unit.
- » Available immediately by way of lease assignment.
- » Excellent access to A45/46 linking to National Motorway Network.
- » Generous eaves height – 9.5m.
- » Secure site with ample parking and loading.
- »







Description

The property comprises a detached industrial/warehouse building constructed approximately 20 years ago. The building is of steel portal frame construction with external brickwork and profile clad elevations.

Access to the property is via a private estate road which serves only one other building, leading to a secure loading yard. Additional access is provided to the car parking areas located to the front and side of the building.

The warehouse has an eaves height of approximately 9.5 m to the underside of the haunch.

Internally, the accommodation provides the following approximate dimensions and floor areas:

Warehouse: 36.58 m x 60.33 m – 2,206 sq m (23,755 sq ft)

First Floor Offices:

36.48 m x 6.19 m

3.27 m x 5.8 m

Total: 245 sq m (2,638 sq ft)

Total Gross Internal Floor Area:

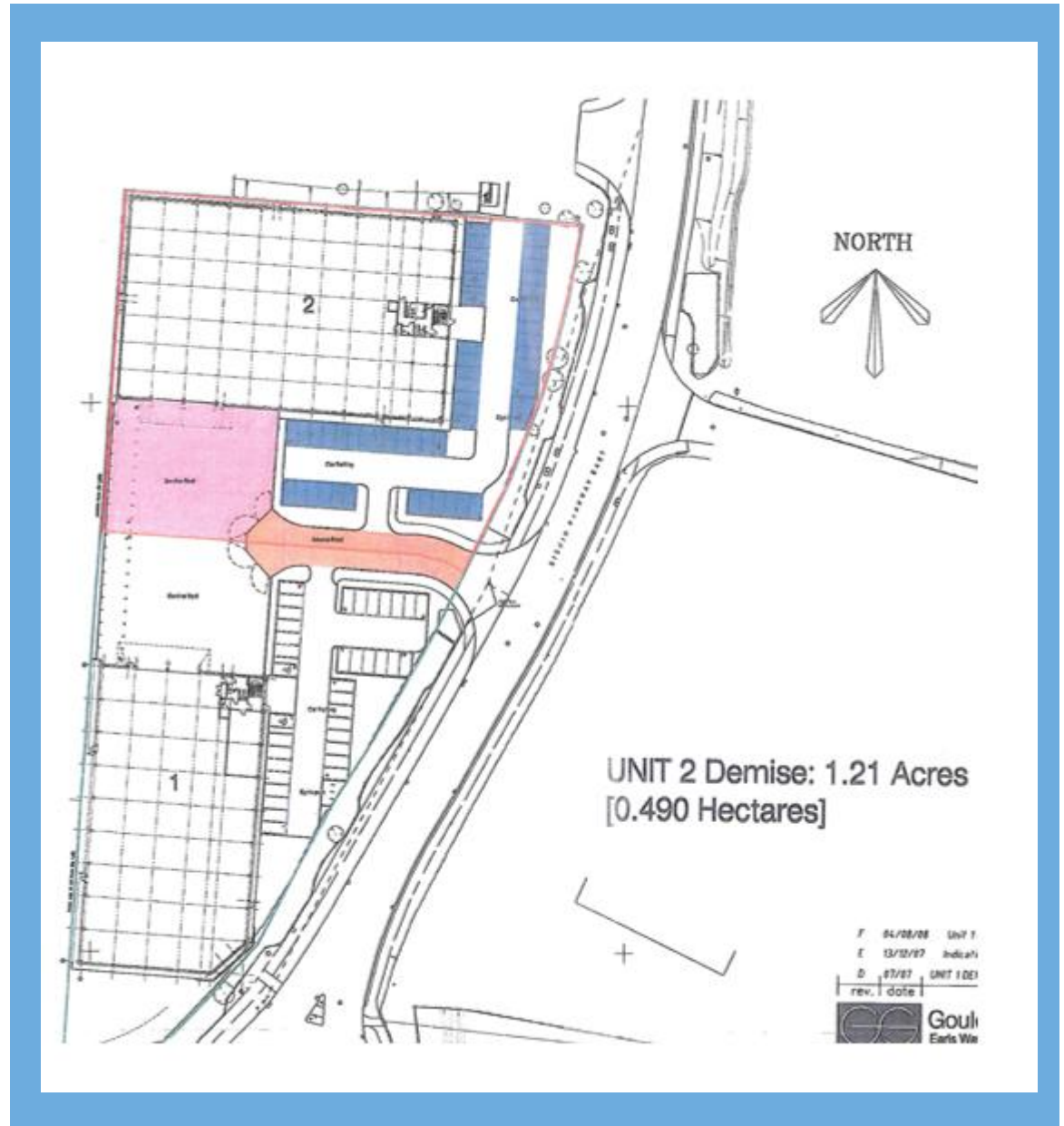
2,452 sq m (26,393 sq ft)

The building is currently fitted with warehouse racking. The warehouse/production accommodation benefits from overhead gas-fired heating. Three-phase electricity and all main utility services are connected.

The offices are fitted to include:

- Gas-fired central heating
- Perimeter skirting trunking
- Suspended ceilings
- Double-glazed windows

Externally, the property provides dedicated on-site car parking, with 27 spaces to the front of the building and a further 25 spaces to the side.







Wareing & Company



Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class B2 and B8 General Industrial and Storage & Distribution. Interested parties are advised to make their own enquiries of Coventry City Council Planning Department.

EPC

C56 - A copy can be made available upon request

Business Rates

Rateable Value: £168,000 (2026 List)

Rates Payable: £80,640 per annum

Tenure

The premises are available by way of an assignment of an existing lease.

The lease is drawn on a Full Repairing and Insuring basis for a term of 15 years from 17th June 2015. The rent **is £242,000 per annum** (£9.17 psf) excl. for the remainder of the term.

Premium – Offers are invited for the benefit of the leasehold interest.

VAT

VAT is applicable.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



Bill Wareing FRICS

01926 430 700

07715 001 018

bill@wareing.co

Wareing & Company

38 Hamilton Terrace,
Holly Walk, Leamington Spa
Warwickshire CV32 4LY

Email: info@wareing.co

