

# Industrial Warehouse - To Let

## Unit 2, Napier Street Industrial Estate

Coventry, CV1 5PR



**2,824 Sq Ft**



**3.70 m eaves height**



**Level access loading door**



**Demised and shared tenant parking**

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**Max Andrews**

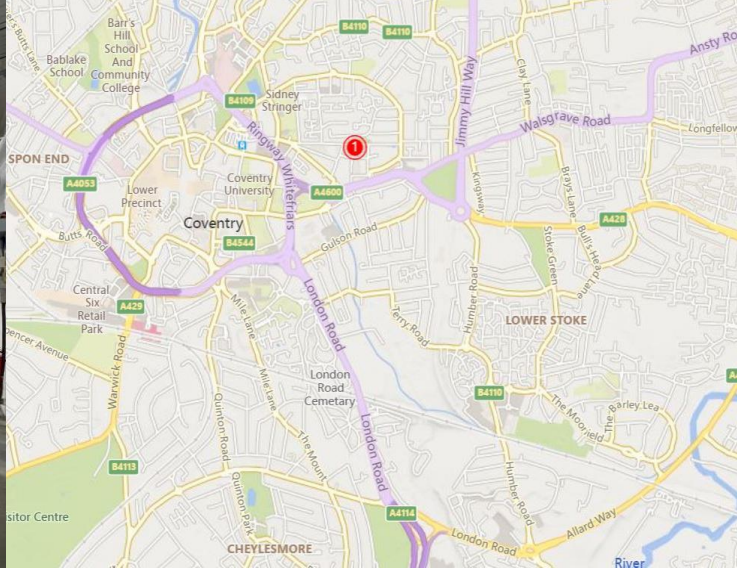
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## Description

The unit consists of traditional brick and blockwork construction under a shallow pitched metal truss frame roof.

Access to the unit is via the concertina shutter door and separate pedestrian access. The unit benefits from a minimum eaves height of 3.70 m.

Externally the unit has a loading area and space for 3 parked cars. The estate also benefits from shared tenant parking.

Accommodation	Sq Ft	Sq M
Warehouse	2,842	264.03
<b>TOTAL</b>	<b>2,842</b>	<b>264.03</b>

## Location

Napier Street Industrial Estate is located off Read street, to the east of Coventry City Centre.

The estate has good road connectivity, being within close proximity of Coventry City Centre via the inner-city Ring Road and is within 4 miles of Junction 3 of the M6 motorway.

The unit is accessible from both Read Street and East Street.

## Business Rates

We understand that the property has a Rateable Value of £17,250 as listed on the Valuation Office Agency website.

## Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of three years. Further details are available on application.

## VAT

VAT will be chargeable at the current rate.

## EPC

The property currently holds an EPC within band D (D83).

## Legal Costs

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

## Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

## Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

# To find out more, please contact

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