



HOLT.
COMMERCIAL

Land at E2-E6 Little Heath Industrial Estate, Coventry, CV6 7ND

OPEN STORAGE LAND WITH SMALL WORKSHOP - APPROX 0.35 ACRES

Summary

Tenure	To Let
Available Size	0.35 Acres / 0.14 Hectares
Rent	£30,000 per annum
EPC Rating	Upon enquiry

Key Points

- Predominantly level hardstanding surface
- Suitable for open storage, vehicle parking or contractor's yard (Subject to Planning)
- Good access to the A444 and Junction 3 of the M6
- Good vehicular access
- Small ancillary storage building on site

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Location

Little Heath Industrial Estate is situated less than ½ a mile along the B4082 Old Church Road from its junction with the B4113 Foleshill Road, close to the junction with the A444 Phoenix Way. The location offers excellent links to the regional and national road networks including Junction 3 of the M6. The City Centre is approximately a 15 minute drive. Specifically, the site is located at the very rear of the estate.

Description

The property comprises a self-contained commercial yard extending to a predominantly hardstanding surface, providing a secure and versatile open storage opportunity.

The site benefits from a largely level concrete base, making it suitable for a variety of uses including open storage, vehicle parking, contractor's yard or similar (subject to planning). There is also a small outbuilding/garage structure on site which may be suitable for ancillary storage.

The yard is enclosed by perimeter fencing, providing a degree of security (although at the moment there is a fence missing) and offers good access for vehicles. The surrounding area comprises a mixture of commercial and residential uses.

Site Area

The site area, which comprises Compounds E2-E6 (equating to 16,170 sq ft (1,502.24 sq m)) totals circa 0.35 acres (0.14 hectares)

Service Charge

Further details available upon enquiry.

Business Rates

The Compounds have the following Rateable Values:

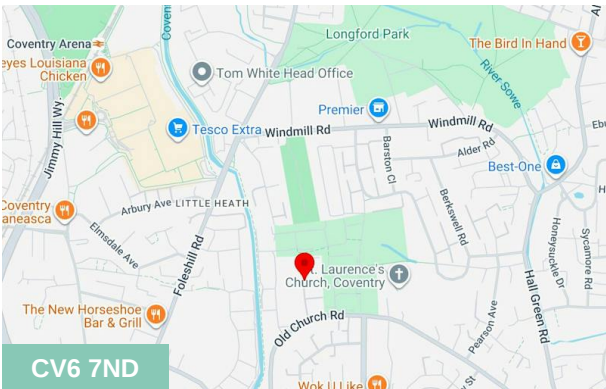
- Compound E2: £5,300
- Compound E3-E5: £10,800
- Compound E6: £6,100

VAT

We are advised by our client that VAT is not applicable.

Legal Costs

The Council reserves the right to charge a contribution towards its legal fees should the ingoing tenant choose not to be represented by their own solicitor.



Viewing & Further Information



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