HOLT.
COMMERCIAL

Industrial / Warehouse
TO LET



Units 4, 1B & 1A, Hurley Hall Industrial Estate, Atherstone, Warwickshire, CV9 2HT

SUPERB RURAL UNITS WITH EXCELLENT MOTORWAY ACCESS

Summary

Tenure	To Let
Available Size	5,833 sq ft / 541.90 sq m
Rent	£32,000 per annum
Business Rates	Contact Agents
EPC Rating	Upon enquiry

Key Points

- Within easy reach of the A5, M42 and M6
- Offices and reception area
- Steel portal frame
- Set within an established business park in a delightful rural location
- Loading and unloading doors

Regulated by RICS

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Location

The units are located on the edge of the north Warwickshire village of Hurley and approximately 4.5 miles to the south east of Atherstone. The location provides an alternative to the regions urban industrial parks, but still within easy reach of the regional and national road networks including the A5 to the north, M42 to the north west and the M6 to the south. In addition, there is a large commercial presence at the nearby Birch Coppice Business Park immediately to the north.

Description

The property comprises three units which are currently interconnected via walk ways and access doors. The units are of steel portal frame construction and provide a mixture of open space and offices within. Access is available in part via roller shutter doors for loading and unloading.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 1a	1,918	178.19
Unit 1b	1,456	135.27
Unit 1b (Offices)	839	77.95
Unit 4	1,620	150.50
Total	**5,833**	**541.91**

Service Charge

The Landlord will reserve the right to recoup the cost of external maintenance and estate management via a service charge. The Tenant will also reimburse the Landlord the cost of insuring the premises. Contact agents for further details.

Tenure/Lease Terms

The premises are available to let on a new Internal Repairing and Insuring Lease for a term of years to be agreed.

Planning

Interest is sought from all potential uses and consideration will be given to offers requiring alternative permissions. It is all ingoing tenants responsibility to ensure the existing use conforms with their proposed use.

Rent

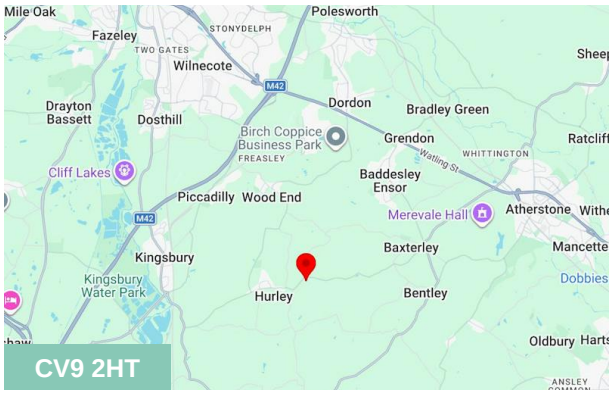
£32,000 pa exclusive. Payable quarterly in advance.

VAT

Holt Commercial are advised that VAT will not be payable on rent for the building.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease.







Viewing & Further Information

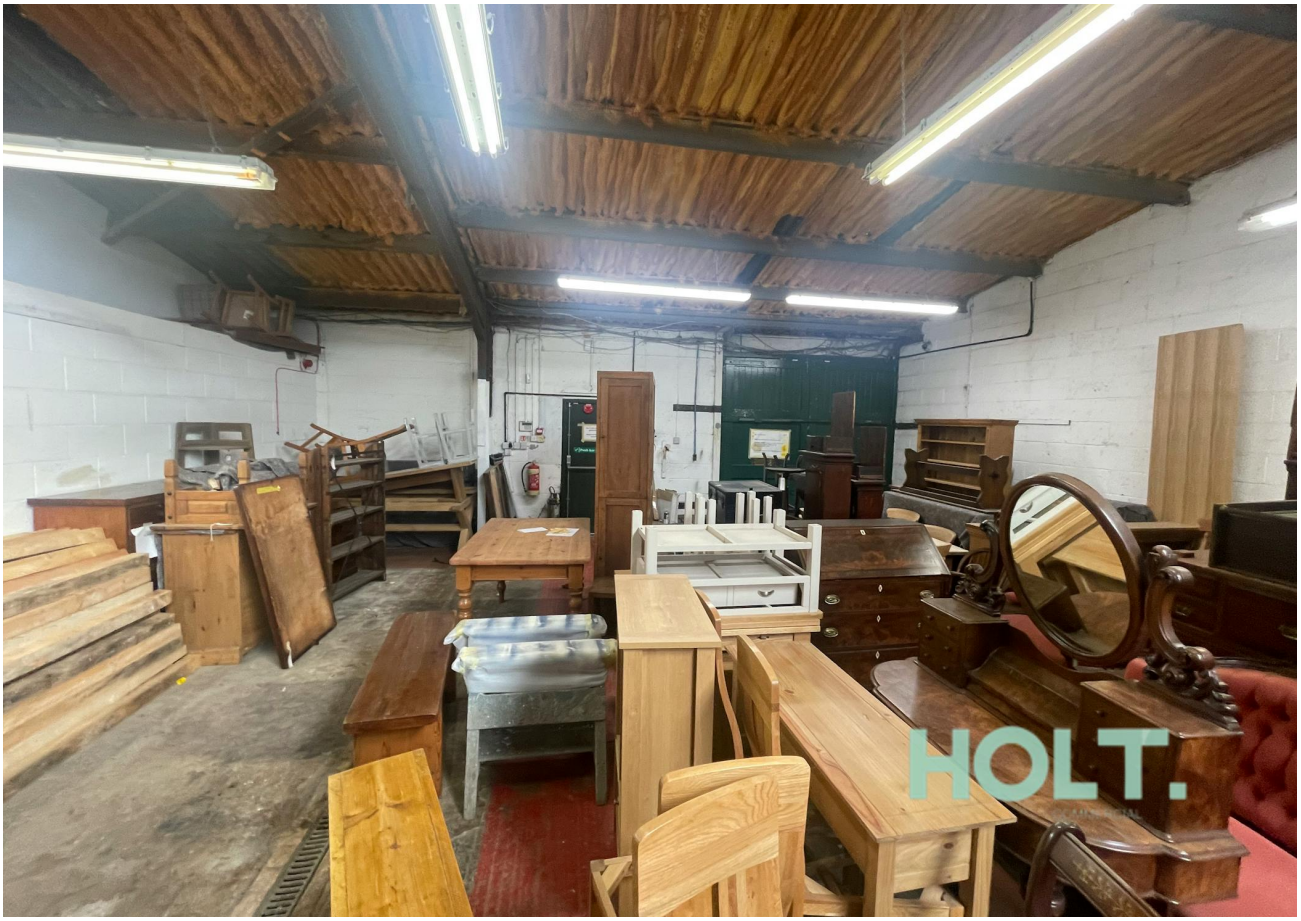


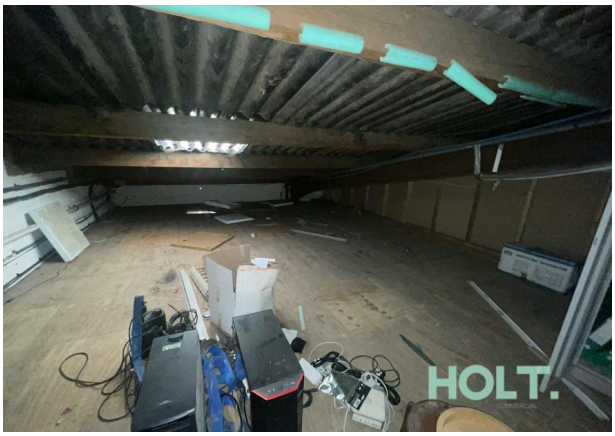
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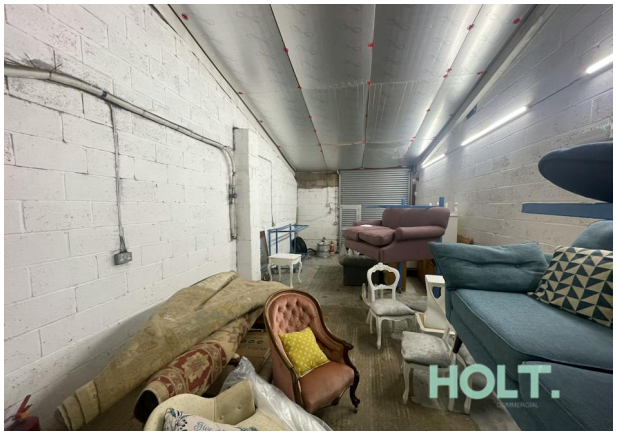

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