



12 Marshbrook Close, Aldermans Green Industrial Estate, Coventry, CV2 2NW

INDUSTRIAL/WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	1,421 sq ft / 132.02 sq m
Rent	£16,000 per annum
Business Rates	Upon Enquiry
EPC Rating	E (114)

Key Points

- Located on a popular and well managed Industrial Estate
- Close proximity of J2 & J3, M6
- Parking and gated secure yard
- Available for immediate occupation

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Location

The property is located approximately 5 miles northeast of Coventry City Centre in the suburb of Aldermans Green. 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. Unit 12 is situated towards the rear of the terrace of units on the right hand side as you enter from the main gate, with access from both the main frontage and the rear.

Description

Unit 12 offers a mid terraced industrial unit of traditional steel portal frame construction under a mono 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 WC and kitchen facilities within the warehouse, as well as two small offices. The unit benefits from mains three phase electricity, water and drainage. Access to the premises is by way of a concertina sliding shutter door or via the exit door to the rear.

The property has 1 car parking space immediately to the front plus shared parking to the rear.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit	1,421	132.02
Total	1,421	132.02

VAT

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

Management Charge

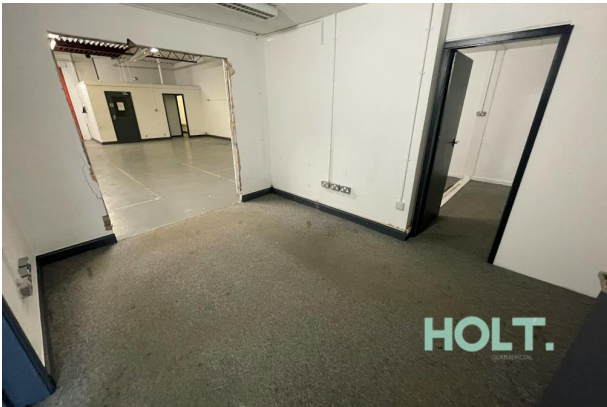
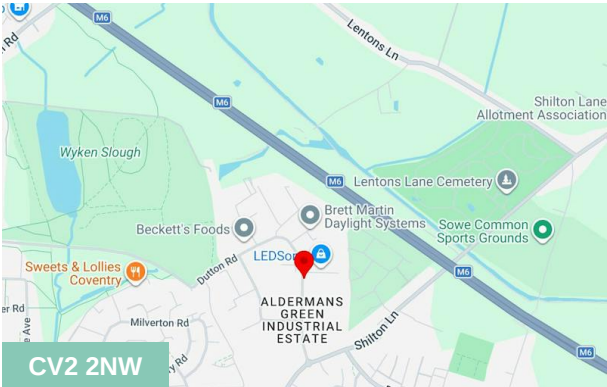
Please also note that there is a standard additional Management Charge of 5% of the rent collected with the rent quarterly in advance to cover the cost of the rent collection process.

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.

Legal Costs

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



Viewing & Further Information



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