



198 Fletchamstead Highway, Coventry, CV4 7BB

WELL LOCATED INDUSTRIAL/WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	1,905 sq ft / 176.98 sq m
Rent	£27,000 per annum
Rateable Value	£16,500 (1 April 2023)
EPC Rating	C

Key Points

- Located immediately adjacent to the A45 Fletchamstead Highway
- Small yard to the rear
- Car parking available to the front and rear of the unit

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Location

The property is situated approximately 3 miles south west of Coventry City Centre in the suburb of Canley. Within the immediate vicinity occupiers include Canley Fire Station, Canley Police Station, Homebase and Pets at Home. The property fronts a prominent section of the A45 Fletchamstead Highway and sits close to its junction with Sir Henry Parkes Road. The A45 provides access to the M42 and M6, whilst Birmingham International Airport, Railway Station and the NEC are close by. Specifically, the property is accessed via the unnamed entry road that runs parallel to the A45 and immediately off Sir Henry Parkes Road.

Description

The unit comprises an end terraced, single storey industrial unit with a small rear yard and shared car parking to both the front and the rear. This versatile commercial unit offers a large open industrial space, useful for either manufacturing or storage, separate reception room for customers to enter from the front door and an additional separate office which could be used for any office based staff or just as an additional storage room. There are also WCs and shower facilities.

Accommodation

The accommodation comprises the following GIA:

Description	sq ft	sq m
Ground Floor	1,905	176.98
Total	1,905	176.98

Rent

£27,000 per annum exclusive

Tenure

The property is available by way of a new Full Repairing & Insuring Lease for a term to be agreed.

Management Charge

Please also note that there is a standard additional management charge of 5% of the rent collected to cover the cost of the management of the estate.

Additional Charges

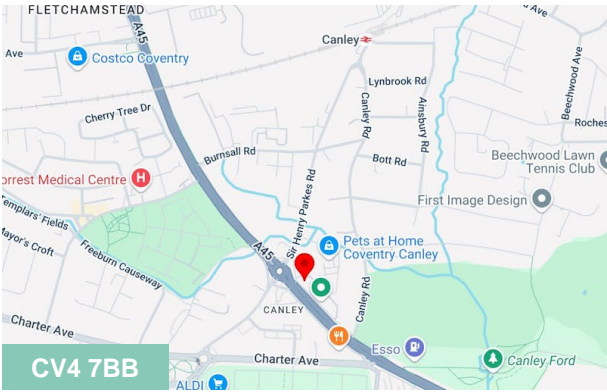
- Building Insurance: £408.00 per annum
- Service Charge: £945.00 per annum
- Sinking Fund: £69.55 per annum

VAT

We are advised VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



Viewing & Further Information



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