



HOLT.

Units D2, D5, F1, F2 & F3, Little Heath Industrial Estate, Old Church Road, Coventry, CV6 7ND
INDUSTRIAL/STORAGE UNITS

Summary

Tenure	To Let
Available Size	601 to 12,243 sq ft / 55.83 to 1,137.41 sq m
Rent	£7,000 - £65,000 per annum
EPC Rating	Upon enquiry

Key Points

- Secure and well managed industrial estate with reception
- Immediately available
- Available separately or in combination
- Flexible lease terms
- Multi-let industrial units

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Location

Little Heath Industrial Estate is situated less than 1/2 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 immediate area is mixed use with local commercial occupiers on the estate including City Fibre, Adam Myers Pharmaceuticals and Mr Granite. 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 units are located within the main building immediately on the left as you enter the estate.

Description

The subject premises are situated within the main building on the estate, which provides numerous individual units of various sizes. There are two communal roller shutters which offer access to each unit for loading and unloading purposes. Additionally, the main building provides communal WCs, conference rooms and a reception area. There is a communal car park on the estate, as well as full security with automated gates and 24/7 access via fob entry. Individually, the units are accessed via double doors (some also having roller shutters). Most offer 3 phase power and gas, and some also provide an individual water supply.

Accommodation

Description	sq ft	sq m	Rent	Availability
D2	601	55.83	£7,000 /annum	Under Offer
D5	1,195	111.02	£13,500 /annum	Available
F1	6,674	620.03	£36,000 /annum	Available
F2 & F3	12,243	1,137.41	£65,000 /annum	Available
Total	20,713	1,924.29		

Tenure

The units are available by way of new leases for a term of years to be agreed.

Service Charge

The Landlord will maintain the common parts of the estate and recover costs via a service charge. Further details available on request.

Insurance

The Landlord will insure the premises and be reimbursed by the ingoing tenant. Further details available on request.

Business Rates

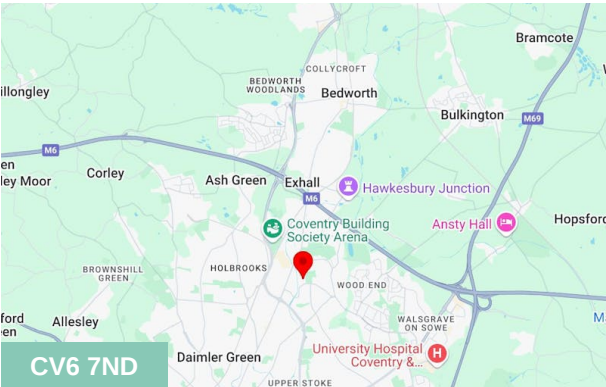
All units are separately assessed and fall below the threshold at which business rates become payable for single premises occupiers.

VAT

Holt Commercial understand VAT may be payable.

Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.



Viewing & Further Information



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